



## **24 CURL CURL PAADE CURL CURL**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO A DWELLING HOUSE**



Report prepared for  
**Helen Dransfield**  
July 2025

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## **1. Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling house at 24 Curl Curl Parade, Curl Curl.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011, and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
- Site visit
  - Site Survey,
  - DA Plans prepared by Right Angle Design & Drafting,
  - BASIX Certificate prepared by Right Angle Design & Drafting,
  - Geotechnical Report prepared by White Geotechnical Group,
  - Waste Management Plan,
  - Cost summary report.
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

## 2. The site and its locality

- 2.1 The subject site is located on the south side of Curl Curl Parade, approximately 160 metres east of its intersection with Brighton Street. It is legally described as Lot 117 DP 5539 and is known as 24 Curl Curl Parade, Curl Curl.
- 2.2 It is a rectangular shaped lot with front and rear boundaries of 10.06 metres (north and south) and side boundaries of 45.72 metres (east and west). The site is narrow, steep and constrained in its width, comprising an area of 459.9m<sup>2</sup>.
- 2.3 It has frontage to and vehicular access from Curl Curl Parade and is currently occupied by a two and three storey brick and clad dwelling house with a metal roof and an inground swimming pool.
- 2.4 The property is surrounded by detached residential dwellings in all directions and a dual occupancy adjoins the site to the east. It is located in close proximity to shops and services in Freshwater to the south and Warringah Mall to the west.



**Figure 1. Aerial image of the subject site.**



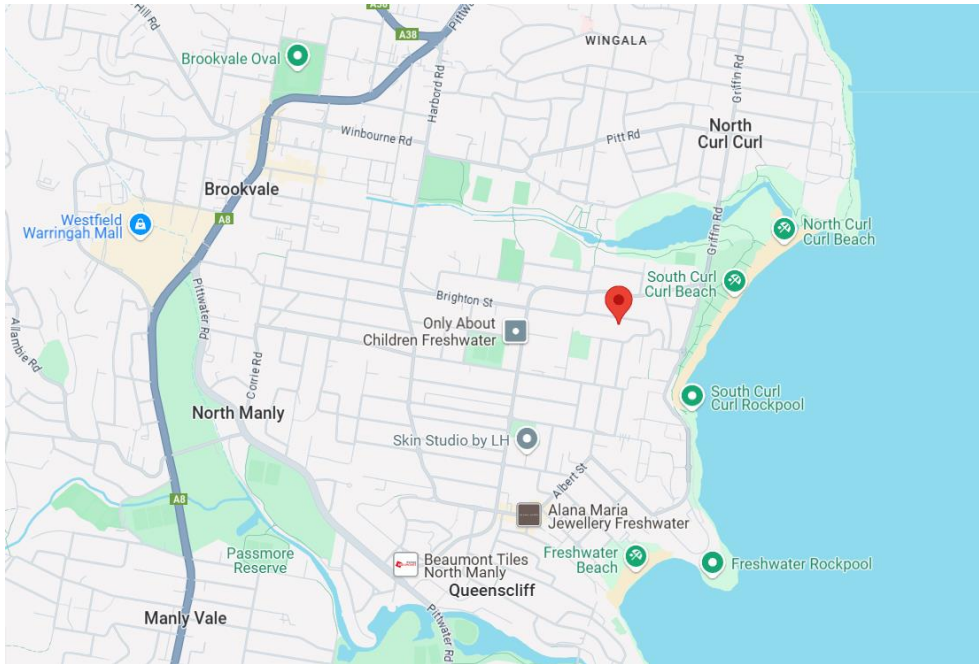


Figure 2. The site within the locality

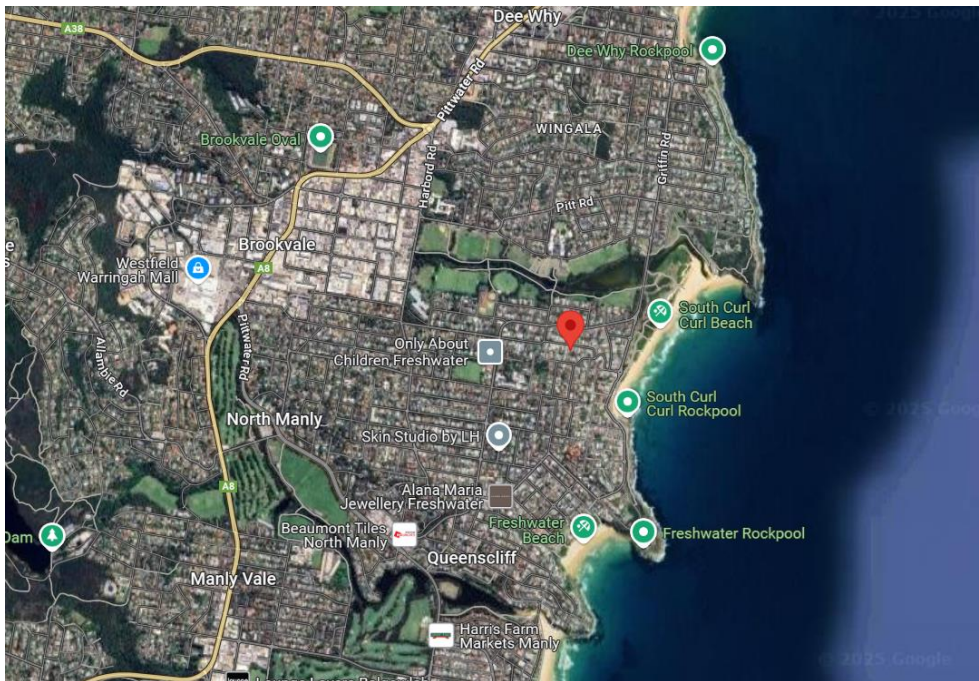


Figure 3. Aerial image of the site within the locality

### 3. Site Photos



Figure 4. The subject site, looking south from Curl Curl Parade.



Figure 5. The rear of the site, looking north.





**Figure 6. The rear yard and swimming pool, looking south.**



**Figure 7. Views across Curl Curl beach from the ground floor front balcony, looking north-east.**



**Figure 8. Views across Curl Curl beach from the first-floor front balcony, looking north-east.**



**Figure 9. Views from the existing master bedroom, looking north-east.**





**Figure 10. The subject site and adjoining dwellings, looking west.**



**Figure 11. Properties adjoining the subject site, looking south-west on Curl Curl Parade.**



**Figure 12. Properties on Curl Curl Parade, located to the east of the subject site.**

## **4. Proposed Development**

- 4.1 The proposed development is for alterations and additions to the existing dwelling house, to create a new first floor master bedroom, allowing for the provision of multi-generational living (with 3 adult children plus teenager living in the house) and to recapture ocean views to the north-east.
- 4.2 The proposed development will complement the streetscape and provide additional bedrooms for the residents of the site. The proposed works remain consistent with Council controls, considerate of the neighbouring dwellings and allows for the retention of views across the site.
- 4.3 The proposed development will be made up as follows:

### **Lower Ground and Ground Floor**

- Retain the existing lower ground and ground floor unchanged.

### **First Floor**

- Retain bedrooms 2 & 3, study and staircase to access the ground floor,
- Modify the existing master bedroom to create bed 4 and a hallway,
- Extend the dwelling to the north to create bed 1, ensuite, WIR and balcony.



## 5. Statutory Framework

### 5.1 State Environmental Planning Policies

#### **State Environmental Planning Policy (Sustainable Buildings) 2022**

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for BASIX development in NSW. The proposal is BASIX development (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Biodiversity & Conservation) 2021**

##### Chapter 2 – Vegetation in non-rural areas

State Environmental Planning Policy (Biodiversity and Conservation) 2021 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any trees.

#### **State Environmental Planning Policy (Resilience & Hazards) 2021**

##### Chapter 2 Coastal Management

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Resilience and Hazards) 2021, accordingly the consent authority must consider clause 2.10 and 2.12 of the SEPP.

#### ***2.10 Development on land within the coastal environment area***

*(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*

*(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*

The proposed development is located on the existing first floor and will not impact upon the biophysical, hydrological or ecological environments.

*(b) coastal environmental values and natural coastal processes,*

There will be no impact on environmental values or natural coastal processes.

*(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*

The proposal will not result in a decrease to water quality leaving the site.

*(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

There will be no impact on marine or native vegetation, habitats, headlands or rock platforms.

*(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

*(f) Aboriginal cultural heritage, practices and places,*

The location of the proposed development is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

*(g) the use of the surf zone.*

There will be no impact on the surf zone.

## **2.12 Development in coastal zone generally—development not to increase risk of coastal hazards**

*Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.*

The development will not increase the risk of coastal hazards on the subject site.

## **Chapter 4 Remediation of Land**

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

## 5.2 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for alterations and additions to the existing dwelling and dwelling houses are permitted with consent in the R2 zone.



**Figure 13. Extract from Warringah LEP 2011 Zoning Map**

### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.



## Minimum Lot Size

The site is mapped with a minimum lot size of 450m<sup>2</sup>. The subject site comprises a compliant area of 459.9m<sup>2</sup> and no subdivision is proposed.

## Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres.

The existing dwelling has a non-compliant building height and the new works will result in a maximum building height of 9.195 metres (+0.695m or 8.18%).

A variation to the height control is considered appropriate, in this case, as Curl Curl Parade is characterised by 3 storey dwellings, which exceed the 8.5 metre height control, in particular No. 20 and 22 Curl Curl Parade.

In addition, it is noted that the site is constrained by a narrow width and significant slope and the development is in keeping with the scale of surrounding properties, particularly as the upper-level new bedroom would not be viewed directly from the front of the property and therefore does not present with excessive bulk.

Furthermore, the variation does not result in a loss of views from the adjoining residences. No. 22 Curl Curl Parade enjoys uninterrupted views to the NE of the Curl Curl Headland. No. 26 Curl Curl Parade does not have an ocean view from their property at the northern front area. A height breach of 0.695 metres is considered a relatively minor breach in the circumstances and a clause 4.6 variation request is provided with this application.

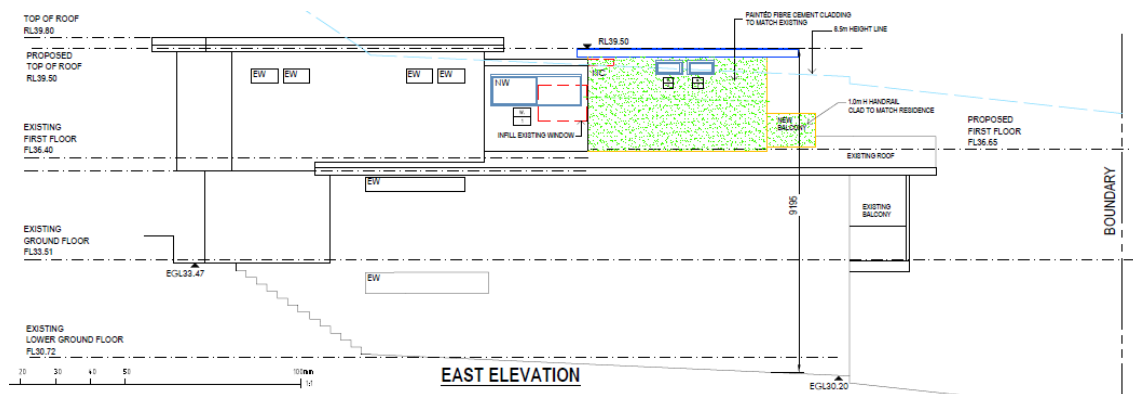


Figure 14. Plan Extract: East Elevation illustrating building height

## Floor Space Ratio

The site is not identified on the floor space ratio map.

### **Heritage Conservation**

The site is not a heritage item, is not located within a heritage conservation area and is not located in close proximity to any heritage items.

### **Flood Planning**

The subject site is not identified on the NBC Flood Hazard map.

### **Acid Sulfate Soils**

The site is not identified on the Acid Sulfate soils map.

### **Earthworks**

No earthworks are proposed as the new works are located on the first floor.

### **Development on Sloping Land**

The site is located in the area nominated as Area B – Flanking Slopes 5 to 25. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

The attached Geotechnical Report demonstrates the proposal complies with Council controls.

### 5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

#### Part A Introduction

##### Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social, and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

#### Part B Built Form Controls

##### Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the new works are set in form the ground floor of the existing building and the max wall height is unchanged from existing.

Additionally, we note that there will be no adverse impacts to the streetscape as the proposed upper floor works are located behind the front building line. The height and bulk is consistent with the established character of the wider locality and consistent with other dwellings on Curl Curl Parade.

In addition, the development remains consistent with the objectives of the control, despite the variation, as addressed below:

*Objectives of the control:*

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

##### Comment

The proposed additions remain consistent with the scale of surrounding properties and does not present with excessive bulk when viewed from the adjoining properties or the public domain. In particular, the new works remain consistent with the scale of the existing dwelling and are of a lesser scale than the neighbouring dwellings at No. 22 and 26 Curl Curl Parade.



The resulting building is an appropriate scale and architecturally designed with a curved roof, in keeping with the existing design and providing visual interest.

- *To ensure development is generally beneath the existing tree canopy level.*

#### Comment

The development retains a height which is beneath the existing tree canopy level in the locality.

- *To provide a reasonable sharing of views to and from public and private properties.*

#### Comment

A site visit has been undertaken and it is considered the development will not result in any view loss impacts.

The neighbouring dwelling to the west at 26 Curl Curl Parade do not currently enjoy ocean views across the subject site, from their front bedroom or from their balcony.

- *To minimise the impact of development on adjoining or nearby properties.*

#### Comment

The development has been designed to ensure there will be no significant impacts on adjoining or nearby properties, by retaining a scale and quality built form, consistent with the locality.

The design incorporates elements to ensure privacy is maintained between dwellings, including compliant setbacks and no direct overlooking between key living areas. The design has deliberately avoided east facing windows at eye level to preserve visual privacy towards 22 Curl Curl Parade.

The street is characterised by open balconies oriented towards ocean views to the north-east. The design incorporates a balcony with a consistent alignment to neighbouring dwellings, ensuring reasonable sharing of views and privacy is maintained. The variation proposed will not result in any unreasonable impacts on adjoining or nearby properties.

- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*

#### Comment

The proposed additions are located on the first floor of the existing dwelling and will have no impact on the site topography or natural landform.

- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

#### Comment

The development proposes a curved roof design, consistent with the existing roof, creating an innovative and interesting roof design.

It is concluded that the compliant wall heights will have no impacts on neighbouring properties and remains consistent with the objectives of this clause.

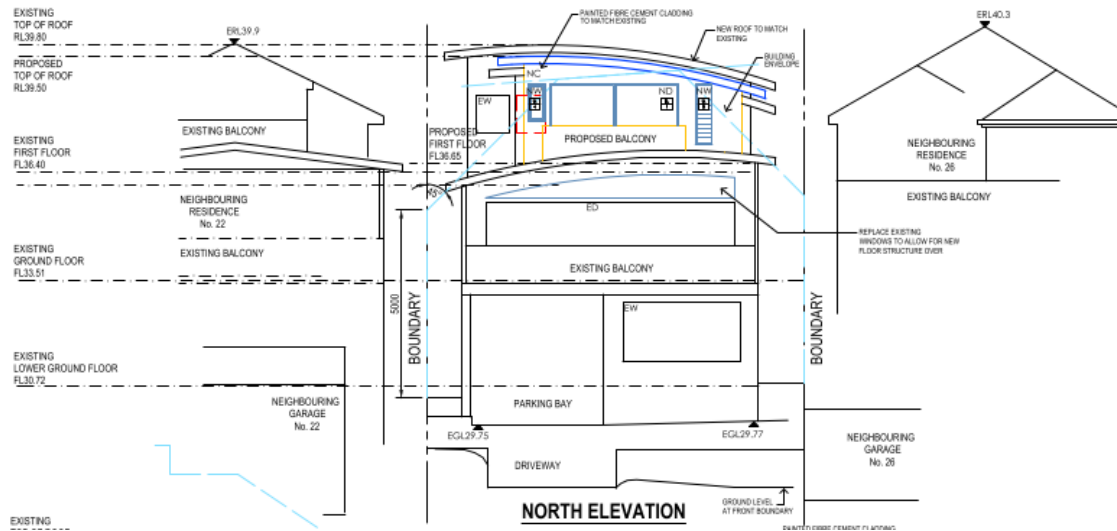
#### **Side Boundary Envelope**

The site requires a side boundary envelope of 5m/45° and the development proposes a variation, as illustrated in the plan extract below.

A variation to the side boundary envelope is considered appropriate, in this case, as the new works are similar to the existing development, with an increased setback to the side boundaries. The proposed development will not be readily visible from the property frontage and will not present with excessive bulk.

The proposed curved roof adds architectural interest to the site and the locality. While a consistent pitched roof would result in a reduced breach to the envelope, it would lead to less interesting and innovative architectural form.

In addition, the development remains consistent with the objectives of the control, as addressed below:



**Figure 15. Plan Extract: North elevation illustrating the proposed side boundary envelope.**

### Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

The new works propose a building height consistent with the height of the existing dwelling and of a lesser scale than other dwellings in the locality.

The proposed variation is limited in area and scale and the development will not result in the building being visually dominant.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

The alterations and additions will result in compliant natural light to all rooms and compliant solar access is retained for adjoining dwellings as assessed below.

Privacy will be retained for neighbours with appropriate setbacks proposed and no direct overlooking into any key living areas or private open space. The design incorporates a number of privacy measures including orienting larger glazing to the front of the lot, high sill heights and opaque glazing.

- *To ensure that development responds to the topography of the site.*

The proposed additions are located on the first floor of the existing dwelling and will have no impact on the site topography.

### **Side Boundary Setbacks**

Side setbacks of 900mm are required by the DCP and the new works propose compliant side setbacks of 1.654 metres (west) and 2.603 metres (east).

### **Front Setback**

A front setback of 6.5 metres is required by the DCP and the new works propose a compliant front setback of 8.725 metres.

### **Rear Setback**

A rear setback of 6 metres is required by the DCP and no changes are proposed to the existing rear setback.

### **Part C Siting Factors**

#### **Traffic, access and safety**

The subject site has vehicular access from Curl Curl Parade which will be retained.

#### **Parking facilities**

The DCP requires 2 car parking spaces per dwelling house. The subject site contains an existing lock up garage and hardstand parking area which will be retained.

#### **Stormwater**

Stormwater will be connected to existing drainage infrastructure on the site, which drains to Curl Curl Parade.

The site contains an existing rainwater tank which will be retained, with water to be reused onsite. In addition, significant drainage works were undertaken during recent backyard landscaping which connects to the existing stormwater system.

#### **Excavation and Landfill**

No earthworks are proposed as all works are located on the existing first floor.



## **Demolition and Construction**

The proposed development includes minor demolition works, as described above and illustrated on the DA plan set, to allow for the construction of the proposed alterations and additions.

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

## **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible, which is detailed in the accompanying Waste Management Plan.

The existing dwelling has compliant bin storage areas which will be retained and waste will be collected by Councils regular service.

## **Part D Design**

### **Landscaped open space and bushland setting**

The DCP requires a landscaped area of 40% or 183.96m<sup>2</sup> for the site area of 459.9m<sup>2</sup>. The site has an existing non-compliant landscaped area of 108.7m<sup>2</sup> or 24% and no change is proposed.

A variation to the landscaped area is considered appropriate, as the new works are located on the first floor of the existing dwelling and will not alter the existing soft landscaping on the site.

### **Private open space**

The DCP requires a minimum private open space area of 60m<sup>2</sup> for a dwelling house with 3 or more bedrooms. Private open space area in excess of 60m<sup>2</sup> will be retained in the rear yard.

## **Noise**

The development will not result in noise levels inappropriate to the residential area and the site is not located in close proximity to a noise generating activity.

### **Access to sunlight**

The DCP requires a minimum 50% of the private open space of the subject site and adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.

The following observations are made of the shadow diagrams included with this application:

**9am** – The development will result in no discernible change at 9am.

**12pm** – The development will result in no discernible change at 12pm.

**3pm** – The development will result in additional shadows to upper-level windows of 22 Curl Curl Parade at 3pm.

It is concluded that the minimal impacts will result in more than 3 hours of solar access being retained for the site and neighbouring sites and no change to existing private open space for any lots.

### **Views**

A site visit has been undertaken and it is considered the development will not result in any view loss impacts.

The neighbouring dwelling to the west at 26 Curl Curl Parade do not currently enjoy ocean views across the subject site, from their front bedroom or from their balcony.

The design incorporates a balcony with a consistent alignment to neighbouring dwellings, ensuring reasonable sharing of views and privacy is maintained.

### **Privacy**

Privacy will be retained for neighbours with appropriate setbacks proposed and no direct overlooking into any key living areas or private open space. The design incorporates a number of privacy measures including orienting larger glazing to the front of the lot, high sill heights and opaque glazing.

The design has deliberately avoided east facing windows at eye level to preserve visual privacy towards 22 Curl Curl Parade.

### **Building Bulk**

The proposed development incorporates articulation, a balcony and a curved roof form to alleviate bulk. The design is of a scale consistent with surrounding residential dwellings and the works will result in a contemporary and complementary addition to the site.

### **Building Colours and Materials**

The proposed building materials include fibre cement cladding (painted with Dulux Dry Goods) and metal roofing (in Woodland grey). All materials and finishes are consistent with the existing dwelling and complementary to the residential surrounds.

A materials and finished schedule is provided with the DA Plan set.

### **Roofs**

The development proposes a curved metal roof, consistent with existing dwelling.

### **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

### **Fences**

No changes are proposed to the existing fencing on the site.

### **Site Facilities**

All site facilities are existing on the site, which will be retained.

### **Safety and Security**

The site retains frontage to Curl Curl Parade, allowing for casual surveillance of the street, which is of benefit to safety and security.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate, which accompanies this application.

## **Part E: The Natural Environment**

### **Preservation of Trees or Bushland Vegetation**

The development remains consistent with the DCP, as it does not propose to remove any trees.

### **Prescribed Vegetation**

The subject site is not mapped as native vegetation, high conservation habitat or wildlife corridor.

### **Retaining unique Environmental Features**

No unique environmental features will be impacted by the proposal.

### **Landslip Risk**

As described above, the site is located in the area nominated as Area B – Flanking Slopes 5 to 25 degrees. The attached Geotechnical Report demonstrates the proposal complies with Council controls.



## 6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
<b>Warringah LEP 2011</b>			
Zone	R2 Low Density	Alterations and additions to a dwelling	Permitted with consent
Lot Size	450m <sup>2</sup>	459.9m <sup>2</sup>	Yes
Building Height	8.5m	9.195m (+0.695m or 8.18%)	Clause 4.6 variation request provided
Floor Space Ratio	Not identified	-	-
Heritage Conservation	Not identified	-	-
Flood Planning	Not identified	-	-
Slope	Area B – Flanking slopes 5 to 25		Geotechnical report provided
<b>Warringah DCP 2011</b>			
Wall Height	7.2 metres	Unchanged All new works set in above ground floor	Yes
Number of Stories	Not identified		
Side Boundary Envelope	5 metres / 45 degrees	Variation proposed	Merit assessment
Site Coverage	Not identified		
Side Boundary Setbacks	0.9 metres	1.654m (west) 2.603m (east)	Yes Yes
Front Boundary Setback	6.5 metres	8.725m	Yes
Rear Boundary Setbacks	6 metres	Retain existing	Retain existing
Parking	2 spaces	Existing garage and hardstand parking area retained	Yes
Landscaped Open Space and Bushland Setting	40% of lot area = 183.96m <sup>2</sup> for the site area of 459.9m <sup>2</sup>	<u>Existing and proposed</u> 108.7m <sup>2</sup> or 24%	No change to existing
Private Open Space	60m <sup>2</sup>	>60m <sup>2</sup>	Yes
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Compliant at 9 and 12 noon.	Yes

## 7.0 Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### 7.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the R2 zone.

### 7.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

#### ***Context and Setting***

*What is the relationship to the region and local context in 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?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

*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?*

The proposed development has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

### **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?*

No conflict or issues will arise as a result of the proposed development.

### **Public domain**

The proposed development will not impact the public domain.

### **Utilities**

There will be no impact on the site, which is already serviced.

### **Flora and fauna**

There will be no impact.

### **Waste**

There will be no impact.

### **Natural hazards**

The natural hazard of slip can be effectively mitigated to allow the development to proceed in its current form.

### ***Economic impact in the locality***

There will be no impact, other than the possibility of a small amount of employment during construction.

### ***Site design and internal design***

*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?*

The proposed development is appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is well suited to the residential surrounds.

*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 will comply with the provisions of the Building Code of Australia. Additionally, finishes, building materials and all facilities will be compliant with all relevant Council controls.

### ***Construction***

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

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



Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

### **7.3 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 development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the proposed dwelling.

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

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

### **7.5 The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

## **8.0 Conclusions**

- 8.1 The proposed alterations and additions to the existing dwelling house, to create a new first floor master bedroom, allowing for the provision of multi-generational living and to recapture ocean views to the north-east, at 24 Curl Curl Parade, Curl Curl is appropriate considering all State and Council controls.
- 8.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

## Planner Declaration

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### Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
18 July 2025	Naomi Lyons Senior Planner	Sarah McNeilly Director

### Disclaimer

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