

**STATEMENT OF ENVIRONMENTAL EFFECTS**

**58 AUSTIN AVENUE, NORTH CURL CURL**

**CONSTRUCTION OF DWELLING ALTERATIONS AND  
ADDITIONS AND NEW CARPORT AND FRONT FENCE**

**PREPARED ON BEHALF OF  
Ms Lindsey Easton**

**JULY 2025**

## **TABLE OF CONTENTS**

<b>1.</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.</b>	<b>BACKGROUND</b>	<b>4</b>
<b>3.</b>	<b>SITE DESCRIPTION AND LOCALITY</b>	<b>5</b>
<b>4.</b>	<b>THE DEVELOPMENT PROPOSAL</b>	<b>8</b>
<b>5.</b>	<b>ZONING &amp; DEVELOPMENT CONTROLS</b>	<b>10</b>
<b>6.</b>	<b>EP&amp;A ACT – SECTION 4.15</b>	<b>24</b>
<b>7.</b>	<b>CONCLUSION</b>	<b>25</b>

## 1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions and new carport upon land at Lot 75 in DP 6143 which is known as **No. 58 Austin Avenue, North Curl Curl**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Warringah Local Environmental Plan 2011.
- Warringah Development Control Plan 2011.

The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by CMS Surveyors Pty Ltd, Ref No. 22677 and dated 08/08/2023.
- Architectural Plans and Concept Stormwater Plan prepared by Sally Gardner Design & Draft, Job No. # 23-0830 and dated 01/07/2025.
- Preliminary Geotechnical Assessment prepared by White Geotechnical Group, Ref No. J5463 and dated 23 April 2024.
- BASIX Certificate #A7144368\_05.
- Waste Management Plan.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. BACKGROUND

Development Consent (DA2024/0569) for the construction of dwelling alterations and additions including a new first floor and a new swimming pool was approved by Council on 16 December 2024.

The approved plans included a new entry porch on the western elevation orientated towards Austin Avenue. In addition to a new carport and landscape works this application seeks to modify the plans approved by DA2024/0569 to delete the entry. A new entry will be provided on the southern elevation orientated towards Austin Avenue.

This application is made consistent with the decision of the Court in *Waverley Council v CM Hairis Architects* (2002) NSWLEC 180 where it was established that a later development consent can “amend” an earlier development consent on the same property without the need for the earlier consent to be the subject of a modification application pursuant to section 4.55 of the Act. This is particularly the case where the subsequent consent does not satisfy the substantially the same test.

There is no statutory or other legal constraint upon the number of development applications that a person can make in respect of the same land. There can be more than one valid and operating consent in existence at any one time and it is possible to undertake works pursuant to more than one consent at a time, per *Waverley Council v CM Hairis Architects*.

### 3. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 75 in DP 1744368 which is known as 58 Austin Avenue, North Curl Curl. The site is a rectangular shaped allotment located at the northeast intersection of Austin Avenue and Griffin Road. The sites southern boundary has a frontage of 40.235m to Austin Avenue with the western boundary having a frontage of 10.06m to Griffin Road. The site has an area of 404.1m<sup>2</sup>. The locality is depicted in the following map:



**Site Location Map**

The site is currently occupied by a single level dwelling with lower level garage and storage. The dwelling is constructed of brick and clad with a tiled roof. The dwelling is orientated towards Austin Avenue. A single garage is integrated into the lower level of the dwelling and is accessed via a concrete driveway from Austin Avenue. A brick fence was erected along the Griffin Road frontage and a portion of the Austin Avenue frontage. This fence has since fallen over in a recent storm. The eastern portion of the Austin Avenue frontage is bounded by a low masonry wall with colorbond fence on top.

The site has a cross fall from the north (RL32.39 adjacent to northern boundary) towards the southern boundary at Austin Avenue (RL30.81). There a number of trees and shrubs on site, generally located adjacent to the boundaries of the site. The proposal does not have any impacts on existing vegetation.

The site is depicted in the following photographs:



**View of Site from Griffin Road**



**View of Site from Austin Avenue**

The existing surrounding development comprises a mix of one, two and some three storey detached residential dwellings on allotments of similar size to the subject site. The site and surrounding properties enjoy water and district views towards the south and southeast.

The subject site and existing surrounding development are depicted in the following aerial photograph:



**Aerial Photograph of Locality**



#### **4. THE DEVELOPMENT PROPOSAL**

This proposal seeks approval for the construction of alterations and additions to the existing dwelling including the construction of a carport and new front fence.

##### **Carport & Driveway**

A new carport is proposed to be constructed adjacent to the northern boundary and accessed from Griffin Road. The carport will be constructed of timber posts with a pitched metal roof. The carport is to be provided with a setback of 5.892m to the boundary fronting Griffin Road. A setback of 900mm is provided to the sites northern side boundary.

A new concrete driveway and vehicular cross over is to be constructed to enable access from Griffin Road. The driveway will be setback 900mm to the northern side boundary.

##### **Dwelling Alterations**

The proposal provides some alterations to the existing dwelling and to the approved plans (DA2024/0569). The alterations are described below:

##### Western elevation (Griffin Road frontage)

- New sliding door and smaller roofed balcony on western elevation of bedroom 2.
- Increase height of window to approved first floor western elevation over stair.

##### Southern elevation (Austin Avenue frontage)

- New roofed entry deck and door on southern elevation. New window above to serve stair.
- Replace windows on southern elevation as noted.

##### Northern (side) elevation

- New landing on northern elevation to serve laundry/pantry.
- Delete windows and provide one new highlight window.
- Provide clad wall along northern elevation of approved rear deck to replace approved privacy screen of same height and delete approved louvered full height window.
- Relocate/resize two skylights.

##### Internal Alterations

- Reconfigure bathroom, laundry/pantry and kitchen.



### **Fence**

- New 1.8m timber framed fence along the Griffin Road frontage and a portion of the Austin Avenue frontage. Two masonry piers to be provided adjacent to the driveway.
- New masonry fence with stone finish to maximum 1.8m to portion of Austin Avenue remainder being lapped and capped timber fence.

### **Stormwater**

All collected stormwater from the carport will be will discharged to the kerb in Griffin Road.

The proposal will result in the following numerical indices:

<b>Site Area:</b>	404.1m <sup>2</sup>
<b>Existing Landscaped Area:</b>	171.36m <sup>2</sup> or 42.41%
<b>Approved Landscaped Area:</b>	155.17m <sup>2</sup> or 38.40%
<b>Proposed Landscaped Area:</b>	114.01m <sup>2</sup> or 28.21%

## **5. ZONING & DEVELOPMENT CONTROLS**

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

### **5.1 Planning for Bushfire Protection 2006**

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

### **5.2 State Environmental Planning Policy (Resilience and Hazards) 2021**

Chapter 2 (Coastal Management) of the SEPP aims to manage development in the coastal zone and protect the environmental assets. The subject site is identified as 'coastal use area' on the Coastal Management Map and therefore the provisions of this SEPP apply. The following Clauses are relevant to the proposed development:

#### **Clause 2.10 Coastal Environment Area**

This clause provides:

- (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,*
  - (b) *coastal environmental values and 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,*
  - (d) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and 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,*
  - (f) *Aboriginal cultural heritage, practices and places,*
  - (g) *the use of the surf zone.*

*Comment:* The site is well separated from the foreshore and the proposal does not affect the integrity or resilience of the biophysical, hydrological or ecological environment. There is no impact on fauna or flora of the headlands or rock platforms. The proposal does not impact on existing public open space or access to the beach or the foreshore. A preliminary geotechnical report has been provided. The proposal is for a change of use only and does not provide any physical works on site.

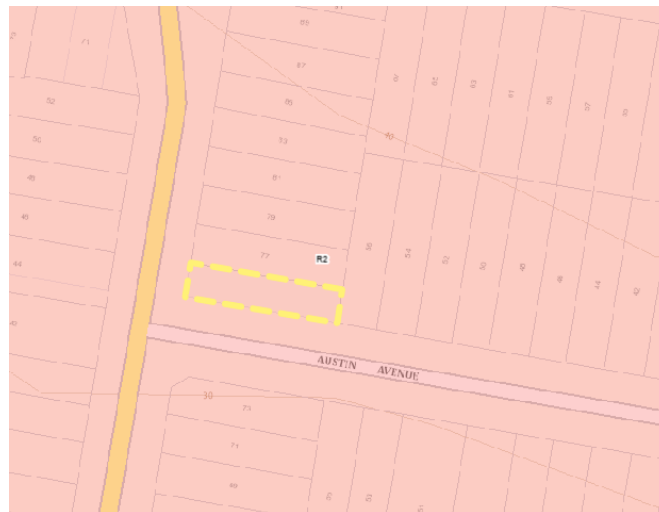
#### **Clause 2.12 Development in Coastal Zone Generally – Development not to increase risk of coastal hazards**

The proposal is well setback from the foreshore and public open space. A preliminary geotechnical report has been submitted with the application. No further information is required in this regard.

There are no other provisions of the SEPP that apply to the proposed development.

### **5.2 Warringah Local Environmental 2011**

The Warringah Local Environmental Plan 2011 (LEP 2011) came into effect on Friday 9 December 2011.



**Extract of Zoning Map**

The site is zoned R2 Low Density Residential. Development for the construction of alterations and additions to the existing dwelling is permissible in this zone with the consent of Council. The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Refer to plans – works do not exceed 8.5m in height	Yes

The following provisions are also relevant:

#### Clause 6.4 Development on Sloping Land

The site is classified as Area B on Council's Landslip Map. A Preliminary Geotechnical Assessment has been by White Geotechnical Group which supports the proposal subject to a number of recommendations.

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

#### 5.4 Warringah Development Control Plan 2011

The Warringah Development Control Plan (DCP) has been prepared by Council and was due to come into effect upon the gazettal of the LEP 2011. The new DCP contains detailed planning controls that support LEP 2011.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
B1 – Wall heights	7.2m	Yes Proposed works comply with the wall height control.
B3 - Side Boundary Envelope	Building envelope 45 degrees from 4m. Eaves up to 675mm are an allowable encroachment	Yes Proposed works do not encroach the building envelope.
B5 - Side Boundary setbacks	Minimum: 0.9m	Yes Carport is setback 0.9m to the northern side boundary.

<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
B7 – Front Boundary Setbacks	Minimum 6.5m  Secondary frontage 3.5m	Proposed carport is setback 5.892m to the Griffin Road frontage. See discussion at end of table.  The roofed entry deck is provided with a nominal setback to Austin Avenue. See discussion at end of table.
B9- Rear Boundary Setbacks & B10 Merit Assessment of Rear Setbacks	6.5m	Not Applicable – rear setback does not apply to corner allotments.
B11 – Foreshore Building Setback	Not applicable	Not Applicable
B12 – National Parks Setback	Not applicable	Not Applicable
B13 – Coastal Cliffs Setback	Not applicable	Not Applicable
B14 – Main Roads Setback	Not applicable	Not Applicable
B15 – Minimum Floor to Ceiling Height	Not applicable	Not Applicable
C2 – Traffic, Access and Safety	Vehicular crossing to be provided in accordance with Council's Vehicle Crossing Policy	Yes New vehicular crossing from Griffin Road will comply with Council requirements.
C3 – Parking Facilities	Garages not to visually dominate façade Parking to be in accordance with AS/NZS 2890.1	Yes Proposal provides for a lightweight single carport which is not dominant in the streetscape. The carport will be substantially screened by boundary fencing and proposed landscaping.

Clause	Requirement	Compliance
		The setback provided is compatible with the established building line as discussed in response to the front setback requirements at the end of the table.
C4 - Stormwater	To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification.	Yes Collected stormwater from the carport will be discharged to Griffin Road.
C5 – Erosion and Sedimentation	Soil and Water Management required	Not Applicable
C6 - Building over or adjacent to Constructed Council Drainage Easements	Not Applicable	Not Applicable
C7 - Excavation and Landfill	Site stability to be maintained	Yes Minimal excavation/fill required for footings and driveway.
C8 – Demolition and Construction	Waste management plan required	Yes Waste Management Plan submitted.
C9 – Waste Management	Waste storage area to be provided	Yes Existing waste storage areas retained. There is ample area behind the front building line for storage of waste containers.
D1 – Landscaped Open Space and Bushland	Min 40% Landscaped Area to be maintained	The proposal provides for a landscaped area of 114.01m <sup>2</sup> or 28.21%. See discussion at end of table.

Clause	Requirement	Compliance
D2 - Private Open Space	Dwelling houses with three or more bedrooms Min 60m <sup>2</sup> with min dimension 5m	Yes The proposal does not alter the private open space in the rear yard. The proposal provides for new boundary fencing (to replace the dilapidated fence) and landscaping within the front southwest corner of the site. This will improve privacy to the front yard and provide an alternative area of private open space.
D3 - Noise	Mechanical noise is to be attenuated to maintain adjoin unit amenity. Compliance with NSW Industrial Noise Policy Requirements	Not Applicable
D5 – Orientation and Energy Efficiency	Dwellings to be orientated to receive northern sun and ensure appropriate ventilation/natural cooling. Compliance with SEPP (BASIX) requirements.	Yes A BASIX certificate has been issued and forms part of the submission to Council.
D6 – Access to sunlight	The controls require that sunlight to at least 50% of the private open space of both the subject and adjoining properties' private open space receives not less than three hours sunlight between 9am – 3pm on 21 June winter solstice.	Yes Shadow diagrams have been submitted with the application. The proposal does not result in any additional overshadowing of adjoining residential properties. The proposal complies with this clause.



Clause	Requirement	Compliance
D7 - Views	View sharing to be maintained	<p>Yes</p> <p>The subject and surrounding properties enjoy views to the south and south east.</p> <p>The proposed carport is single storey and does not obstruct any views of the adjoining property.</p> <p>The new balcony off the bedroom along the western elevation is of a height consistent with the entry approved on DA2024/0569) and will not result in any view loss.</p> <p>The remaining works proposed on this application will not obstruct any views.</p> <p>The proposed works under this application will not result in any loss of views from the adjoining properties.</p>
D8 - Privacy	This clause specifies that development is not to cause unreasonable overlooking of habitable rooms and principle private open space of adjoining properties.	<p>Yes</p> <p>The proposed dwelling has been designed to maintain privacy to the adjoining properties.</p> <p>The carport is a non-habitable structure and will not result in any loss of privacy. The carport and driveway are not located adjacent to private open space and will not impact on the visual or acoustic privacy of the adjoining property.</p>

Clause	Requirement	Compliance
		<p>This application also seeks to remove some approved/existing windows on the northern elevation with a new highlight window proposed which will not permit views into the adjoining property.</p> <p>A new door serving a laundry is proposed on the northern elevation. This is to the ground floor level and will not permit views into the adjoining property.</p> <p>The proposal complies with this clause.</p>
D9 – Building Bulk	This clause requires buildings to have a visual bulk and architectural scale that is consistent with structures on nearby properties & not to visually dominate the street.	<p>Yes</p> <p>The proposed carport is a single storey lightweight structure that is provided with an appropriate setback to the street frontage. The proposal also provides for landscaping and a new front fence which will substantially screen the development from Griffin Road.</p> <p>The new entry on the southern elevation fronting Austin Avenue will improve the façade to this streetscape and provide articulation and a covered entry.</p>

Clause	Requirement	Compliance
		The proposal is considered to provide for an appropriate bulk and scale and is consistent with the objectives of this clause.
D10 – Building Colours and materials	External finishes and colours sympathetic to the natural and built environment	Yes External finishes selected to complement the natural environment.
D11 - Roofs	The LEP requires that roofs should not dominate the local skyline.	Yes The proposed carport and new entry provide for a pitched roof form to complement existing development and the surrounding locality.
D12 – Glare and Reflection	Glare impacts from artificial illumination minimised. Reflective building materials to be minimized.	Yes The proposal will not result in unreasonable glare or reflection.
D13 - Front Fences and Front Walls	Front fences to be generally to a maximum of 1200mm, of an open style to complement the streetscape and not to encroach onto street.	This application proposes for new boundary fencing to replace the existing dilapidated fence (that fell down during recent storms) and upgrade the remainder of the fencing. The proposed fencing provides for a maximum height of 1.8m to both street frontages which is considered appropriate in this instance for the following reasons:

Clause	Requirement	Compliance
		<ul style="list-style-type: none"> <li>• The site is located at the intersection of Griffin Road and Austin Avenue which is a busy intersection. Griffin Road has a high traffic flow and fencing is considered appropriate to provide privacy and security.</li> <li>• The proposal replaces the existing fencing on Griffin Road which is a solid brick fence. The proposed fencing to Griffin Road is timber slats which is more open and complemented by landscaping.</li> <li>• This portion of Griffin Road is characterised by high fencing constructed with a variety of materials.</li> <li>• The Austin Avenue frontage is the secondary fronting and the fencing replaces an existing high fence and will enclose the rear private open space provide privacy and security.</li> </ul>
D14 – Site Facilities	Garbage storage areas and mailboxes to have minimal visual impact to the street Landscaping to be provided to reduce the view of the site facilities.	Yes There is ample area on site for storage and site facilities.

<b>Clause</b>	<b>Requirement</b>	<b>Compliance</b>
D15 – Side and Rear Fences	Side and rear fences to be maximum 1.8m and have regard for Dividing Fences Act 1991.	Yes
D16 – Swimming Pools and Spa Pools	Pool not to be located in front yard or where site has two frontages, pool not to be located in primary frontage. Siting to have regard for neighbouring trees.	Not Applicable.
D17 – Tennis Courts	N/A	Not Applicable
D18 - Accessibility	Safe and secure access for persons with a disability to be provided where required.	Not Applicable
D19 – Site Consolidation in the R3 and IN1 Zone	Not Applicable	Not Applicable
D20 – Safety and Security	Buildings to enhance the security of the community. Buildings are to provide for casual surveillance of the street.	Yes The resultant dwelling will provide good views of both Austin Avenue and Griffin Road. The proposal improves visual surveillance of both street frontages.
D21 – Provision and Location of Utility Services	Utility services to be provided.	Yes Existing facilities on site.
D22 – Conservation of Energy and Water	A BASIX Certificate is required.	Yes
D23 - Signs	Not Applicable	Not Applicable
E1 – Private Property Tree Management	Arboricultural report to be provided to support development where impacts to trees are presented.	Not Applicable

Clause	Requirement	Compliance
E2 – Prescribed Vegetation	Not identified on map	Not Applicable
E3 – Threatened species, populations, ecological communities	Not identified on map	Not Applicable
E4 – Wildlife Corridors	Not identified on map	Not Applicable
E5 – Native Vegetation	Not identified on map	Not Applicable
E6 - Retaining unique environmental features	Unique or distinctive features within a site to be retained	Not Applicable
E7 – Development on land adjoining public open space	N/A – not identified on map	Not Applicable
E8 – Waterways and Riparian Lands	Not identified on map	Not Applicable
E9 – Coastline Hazard	Not identified on map	Not Applicable
E10 – Landslip Risk	Identified on map Area B.	Yes A Preliminary Geotechnical Report has been submitted.
E11 – Flood Prone Land	Not Applicable	Not Applicable

## B7 Front Boundary Setbacks

This clause requires a front boundary setback of 6.5m to primary frontage and 3.5m to the secondary frontage. The stated objectives of this clause are:

- *To create a sense of openness.*
- *To maintain the visual continuity and pattern of buildings and landscape elements.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

This application provides for a new carport setback 5.892m to Griffin Road and a new entry and deck with a nominal setback to Austin Avenue. It is considered that the proposal achieves the objectives of this clause and is justified for the following reasons:

### Griffin Road

- The established building line in this portion of Griffin Road is characterised by varied setbacks with a number of garage structures encroaching the required front setback.
- There is insufficient parking on site. The site currently provides for one space within the lower-level garage accessed from Austin Avenue. This garage is of insufficient height and dimension to support modern cars.
- There is no alternative for parking on site given the location of the existing dwelling and private open space.
- The carport is a lightweight open structure with low pitched roof and will not be prominent in the streetscape.
- The proposal provides for detailed landscaping of the site in accordance with the Landscape Plan submitted with the application. This includes boundary planting adjacent to the northern boundary incorporating retention of the existing palms where possible and supplemented with screen planting. Planting is also proposed adjacent to both street frontages with species that can achieve up to 1.5m in height. The landscaping will assist in screening the proposed carport and will improve the presentation to Griffin Road and Austin Avenue and improved the landscaped character of the locality.
- The carport and in particular the non-compliance with the front setback provisions do not result in any loss of views from adjoining properties or the public domain.

### Austin Avenue

- The proposed covered entry deck provides for a weather protected entry.
- This element improves the presentation to Austin Avenue and provides for additional articulation.
- The deck and roof structure is a lightweight element and does not result in unreasonable bulk or scale.
- The roofed deck does not obstruct any views from the adjoining properties or public domain.
- The site has a width of only 10m and requiring a setback of 3.5m to Austin Avenue is unreasonable.

### **D1 Landscaped Open Space**

This clause specifies a minimum landscaped area of 60% of the site. The stated objectives of this clause are:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*



- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

The proposal provides for a landscaped area of 114.01m<sup>2</sup> or 28.21%. Whilst not strictly complying with the numerical requirements of this clause it is considered justified in this instance for the following reasons:

- 
- The non-compliance is a direct result of providing a new carport and driveway. Currently there is only one parking space on site which is in the lower level of the dwelling. This parking area is constrained in dimension and is not accessible to modern vehicles.
- There is no alternative for parking on site behind the building line given the location of the existing dwelling and private open space.
- The Council's DCP requires dwelling houses to provide for 2 parking spaces on site. This application seeks to provide a space on site with the existing single garage inaccessible to modern vehicles.
- Griffin Road and Austin Avenue are busy streets with very limited street parking. The proposed carport will assist in reducing demand for street parking.
- The proposal is accompanied by a Landscape Plan prepared by 'We Dream of Gardens' which provides for new planting on the front portion of the site which will improve the landscaped character of the locality and improve the presentation to both Griffin Road and Austin Avenue.
- The proposal does not require the removal of any protected vegetation.
- The proposed reduction in landscaping does not result in any loss of privacy to the adjoining properties. The reduction is a result of a carport which is a non-habitable structure that will not impact on the existing privacy of the adjoining properties.
- The proposal seeks to improve open space for the site by providing for a landscaped front garden which was previously obstructed by a front fence which dissected the site.
- Collected stormwater from the carport can be directed to the street gutter and will not result in additional runoff to the adjoining properties.
- The carport, which results in the landscaped area reduction, is a lightweight structure which does not result in any unreasonable bulk or scale.

There are no other provisions of the DCP that apply to the proposed development.

## **6. EP & A ACT - SECTION 4.15**

### **The Provisions of any Environmental Planning Instruments**

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. The site is zoned R2 Low Density Residential under the provisions of the LEP. Construction of dwelling additions is permissible with the consent of Council in this zone. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

### **The Likely Impacts of the Development**

It is considered that the development will provide for the construction of dwelling alterations and additions without any detrimental impact on the environment, social and economic status of the locality. The proposal does not require the removal of any significant vegetation and there is no detrimental impact on the adjoining properties.

### **The Suitability of the Site for the Development**

The subject site is zoned R2 Low Density Residential and the construction of a dwelling alterations and additions in this zone are permissible with the consent of Council. The resultant building is of a bulk and scale that is consistent with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

### **The Public Interest**

It is considered that the proposal is in the public interest in that it will provide for additions to an existing dwelling that are consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

## 7. CONCLUSION

This application seeks approval for the construction dwelling alterations and additions and ancillary work. As demonstrated in this report the proposal is consistent with the aims and objectives of the Warringah Local Environmental Plan 2011. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed construction of dwelling alterations and additions including new carport and front fence at **No. 58 Austin Avenue, North Curl Curl** is worthy of the consent of Council.

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July 2025