

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed

**Alterations and Additions to
existing detached style house**

to

**4 Walsh Street North
Narrabeen, NSW 2101**

August 2021

Table of Contents:

List of Documents	Page 4
Details Summary & Introduction	Page 5
1. Overview of Proposal	Pages 6-7
1.1 Site Suitability and context	Pages 8-10
1.2 Previous, present and proposed uses of the site	Page 10
2. Development Standards: PLEP	Pages 11-14
3. Development Standards: PDCP	Pages 15-22
4. Conclusion	Page 23

Detailed breakdown of 3. Development Standards: PDCP Pages 14-19

This report has been conducted in relation to the Pittwater Local Environment Plan 2014 & Pittwater 21 Development Control Plan. The following is a list of the relevant controls that apply and have been addressed in this report.

Section B-General Controls

B2	Density Controls
B3	Hazard Controls
B3.11	Flood Prone Land
B4	Control Relating to Natural Environment
B5	Water Management
B6	Access and Parking
B8	Site Works Management

Section C-Development Type Controls

C1	Design Criteria for Residential Development
C1.1	Landscaping
C1.2	Safety and Security
C1.3	View Sharing
C1.4	Solar Access
C1.5	Visual Privacy
C1.6	Acoustic Privacy
C1.7	Private Open Space
C1.10	Building Facades
C1.12	Waste and Recycling Facilities
C1.23	Eaves
C1.25	Plant, Equipment Boxes and Lift Over-Run

Section D-Locality Specific Development Controls

D11	North Narrabeen Locality
D11.1	Character as viewed from a public place
D11.2	Scenic Protection – General
D11.3	Building Colours and materials
D11.6	Front Building Line
D11.7	Side and rear building line
D11.9	Building Envelope
D11.10	Landscaped Area – General

LIST OF DOCUMENTS

BUILDING DESIGN DRAWINGS, prepared by Hargroves Design Consultants *Issue J*

DA-100. SITE ANALYSIS & COVER SHEET	1:200 @ A3
DA-101. EXISTING GROUND FLOOR PLAN	1:100 @ A3
DA-102. DEMOLITION PLAN (Incl. Site Management)	1:100 @ A3
DA-103. PROPOSED GROUND FLOOR PLAN	1:100 @ A3
DA-104. SCHEDULE OF AREAS PLAN & COMPLIANCE TABLE	1:100 @ A3
DA-105. ROOF PLAN & STORMWATER CONCEPT PLAN	1:100 @ A3
DA-106. FINISHES and IMAGERY	N/A @ A3
DA-107. EXISTING PERSPECTIVE	N/A @ A3
DA-108. PROPOSED PERSPECTIVE	N/A @ A3
DA-110. EXISTING & PROPOSED ELEVATION & SECTION	1:100 @ A3
DA-111. PROPOSED ELEVATION & SECTION	1:100 @ A3
DA-112. PROPOSED ELEVATION & SECTION	1:100 @ A3
DA-113. PROPOSED ELEVATION & SECTION	1:100 @ A3
DA-115. CONCEPT LANDSCAPE PLAN	1:100 @ A3

Issue A

DA-200. NOTIFICATION SITE PLAN	N/A @ A4-A
DA-201. NOTIFICATION ELEVATIONS	N/A @ A4-A

OTHER DOCUMENTS

DETAILED LEVEL SURVEY	21832 15.09.21 Bee & Lethbridge
WASTE MANAGEMENT PLAN	Hargroves Design Consultants
BASIX A429698	RP Design Studio
STATEMENT OF ENVIRONMENTAL EFFECTS_A	Hargroves Design Consultants
FLOOD MANAGEMENT PLAN	

DETAILS SUMMARY

Site and Proposal Details

See also *Application Form*

Address of Site	4 Walsh Street, North Narrabeen NSW 2101
Survey Reference	Lot 0; DP 20400
Site Area	Total: 520.7m ²
Council	Northern Beaches Council
Locality Zone	Zone R2 Low Density Residential
DCP Control	Pittwater 21 DCP; Pittwater LEP 2014
Purpose of Proposal under the Planning and Scheme	Alterations & Additions to existing detached style semi elevated house in North Narrabeen: Works include: Ground Floor Additions; Internal and External modifications; Rectifications and Improvements; and Landscape Concept incl. Covered Deck Area
Registered Proprietor	Shaun and Danielle Taylor

Introduction

The land is administered by Northern Beaches (Pittwater) Council.

This report aims to:

- Provide the context for the proposal's planning assessment by describing the existing site/local environment and outlining the relevant planning controls;
- Describe the proposed development; and
- Assess all relevant environmental and planning issues under Section 79C (1) of The Environmental Planning and Assessment (Amendment) Act 1997.

Relevant Planning Instruments: Pittwater Local Environmental Plan 2014, *current version 23 June 2021*.

Relevant Development Control Plan: Development Control plan 21, *amd. 18 Jan 2021*.

1. Overview of Proposal

The proposal seeks approval for alterations & additions to an existing single storey detached style house in North Narrabeen. The proposal is for Alterations and Additions including an extension to within the existing front setback, and an addition behind the building line. The subject site is No. 4 Walsh Street, North Narrabeen located within the North Narrabeen Locality under Section D of the DCP.

Works include:

Internal and External Modifications. Rectifications and Improvements; and a Concept Landscape Plan

These alterations & additions, maintain the existing character of the area and the character of the existing building itself. The style of housing is maintained by retaining in most part all original features. Works will enhance the existing landscaping elements, access, and amenity by providing a moderate resolution to the housing and services that meet the day to day needs of the residents within the constraints of the site's orientation. This has been achieved through the guidance of the objectives outlined in the Pittwater Local Environmental Plan as follows:

- To provide for the **housing needs of the community** within a low-density residential environment.
- To enable other land uses that **provide facilities or services to meet the day to day needs of residents.**
- To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

Continuing from the DCP:

Built Form Controls, Siting Factors, Design and Natural Environment have been developed to promote a **high standard of residential development.**

The character of the locality (low density R2), and the North Narrabeen Locality where No. 4 is situated, generally has an inconsistency in built form and visual pattern. The immediate Streetscape is appealing with mature large canopy street trees, and a quaint style frontage with verandahs. Modifications over time, and in more recent times within the immediate and greater context mean the area is under transition. The immediate neighbours have a variety of front fences and landscaping. No. 4 and the neighbouring site No.2 form an irregular lot shape. Despite these two sites, the immediate area has typical subdivision pattern and scale. The proposal reflects upon those critical qualities of visual character and the understanding that the site has a dedicated pitched roof form. The proposed works work directly with that existing pitched roof and working on those quaint qualities.

Throughout the design process, consideration has been given to the essential environmental and contextual issues such as achieving above the targeted Basix and thermal requirements, cross ventilation, sunlight penetration, maintainability, durability, outlook and the amenity of the property and its surroundings. The essence of the design is to provide a comfortable family orientated home with spaces and functions for a family. It is considered that the composition of the interior and the exterior addresses these issues as best as the site, budget and local context could permit, and being consistent with the controls and objectives of the DCP.

The proposed works are modest, and they will revitalise the property and provide a very effectively utilised property. At all times the proprietor, along with each design and technical consultant has made every effort to minimise any sort of impact upon the adjoining vulnerable properties, the streetscape, the land fall, access and heights.

The style, materials and finishes selected are consistent the existing style of the home. Monochrome whites are consistent with the controls and objectives of the DCP. The selections have also been made in order to maximise durability and interest. In turn, this will enhance the presentation to the street, whilst maintaining a sense of the current streetscape, the existing roof form and providing a entry defining covered verandah, without compromising the existing building fabric.

Proposed Works

The new works comprises of the following base construction:

- **Roof: Framed with metal Roof Sheeting to be in keeping with the existing;**
- **Infill and New Walls: Timber framed walls with external Fibre Cement weatherboard cladding, paint finish with accent trims to corners. Plasterboard or FC lining internally.**
- **Decking: Raw coated Blackbutt timber, durable and low maintenance or similar.**
- **Deck Roof: A combination of metal operable louvres, and metal roof sheeting in Steel or Timber framing; Timber support posts and beams. White in finish.**
- **Fascia & Barge Boards: Timber, painted white.**
- **Roof Plumbing: Pre-finished metal to match roof sheeting.**

The site



Image 1. Six Maps satellite image – site in context



Image 2. Six Maps satellite image – site



Image 3 & 4. Site Photos

1.1. Site suitability and context

Site Constraints: Such as Slope, Flooding, Geotechnical and Groundwater issues

The subject site has a fall from North to South along the length of the site, falling from rear yard to street level. The existing single storey building is situated predominantly towards the front of the site. Surface water is likely to runoff towards to the street. The proposed works will make use of the existing drainage system that discharges to the street.

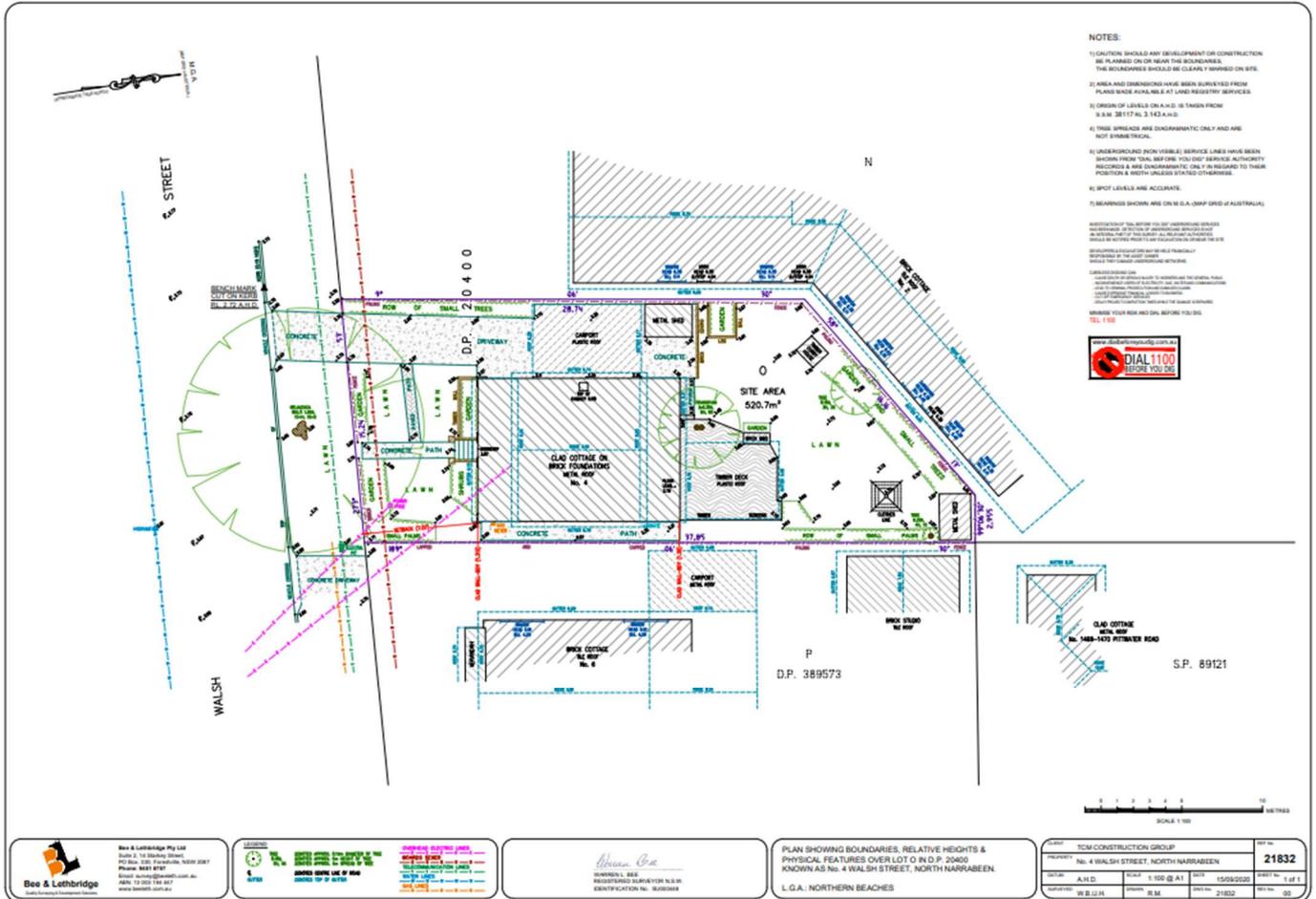


Image 5. Survey Plan

Appropriate ag line and landscaping is included to mitigate the effects of the site's topography and the natural water flow over the site. Where possible deep soil planting is positioned to absorb enough water to assist in reducing the level of pooling in the lower parts of the site.

Riparian Lands and Watercourses

The site is not within a designated Riparian Land or Watercourse

Terrestrial Biodiversity

The site is not within a designated Biodiversity area

Acid Sulfate soils

The subject site is within an Acid Sulfate Soil Zone, Class 3. All surrounding properties are also designated in Acid Sulfate Zones, Class 3.

Landslip Risk

The site is not within a designated Landslip Risk area.

Bushfire Prone Land

The site is not within a designated Bushfire Prone Zone.

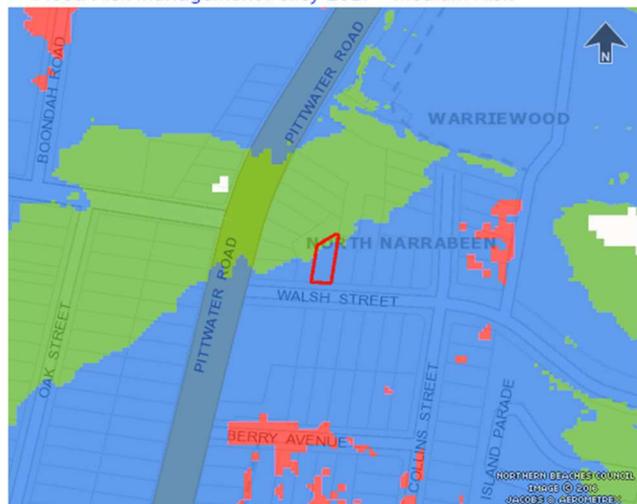
Flood Prone Land

The site is within the Low Risk and Medium Risk Flood zone. A Flood Management Plan has been prepared by a suitably qualified person. The new work proposed within the Medium Risk precinct is elevated, set to the existing RL of 3.750. The rear proposed works will be constructed of Reinforced Concrete, on compacted ground, a suitable construction type for flood prone land set to the existing RL of 3.750. The external cladding will be compressed fibre cement weatherboards, painted. A suitably durable material that will assist with protecting timber framework from flood water. Framework will be specified at minimum H3 hazard classification.

◆ Flood Risk Management Policy 2017 - Low Risk



◆ Flood Risk Management Policy 2017 - Medium Risk



■ High risk precinct
■ Medium risk precinct
■ Low risk precinct

■ High risk precinct
■ Medium risk precinct
■ Low risk precinct

Image 6. Council Flood Maps.

Proximity to transport services, shops, community, recreational and infrastructure facilities

The subject site is surrounded by existing natural features, public reserves and recreational facilities and environments. Beaches are easily accessible, 700m – 1km of the site. Warriewood Square is under 500m West of the site, along with essential community facilities, immediate to the site's surroundings.

Compatibility to adjoining development

Adjacent sites are residential use sites or community facilities. The continued use for this site is compatible.

Compatibility with land zoning

The site is zoned R2-Low Density Residential. Therefore, our proposed use is permissible.

Size and shape of the allotment

The site is irregular in shape with an area surveyed at 520.7m² by Survey. A site width surveyed at the building line, 15.17m, and an overall length of 37.85m.

Walsh Street binds the site to the South. 3 neighbouring properties bind the site to the North, East and West.

Age and condition of existing buildings on-site

The subject building is a mid-late 20th century house, in sound condition. The proposed works are to accommodate a family requiring appropriately sized living, dining, kitchen, and laundry spaces.

1.2. Previous, present and proposed uses of the site

Present use of the site: House

Date the present use commenced: When built, mid-late 20th century.

Previous use of the site: Not known.

Uses of adjoining land: All adjacent sites are residential use sites.

Whether the present or previous use of the site is a potentially contaminating activity (e.g. workshop, service station, land filling, lead paint removal, termite treatment): Previous use not known.

Whether the client is aware that the site is or is not contaminated: Not known-unlikely.

Whether there has been any testing or assessment of the site for land contamination: No.

2. Development Standards: Northern Beaches Council (Pittwater) Local Environmental Plan 2014

Maps:

ASS_013:	The site is within an Acid Sulphate Soils Zone. Class 3. Surrounding Areas also within an Acid Sulphate Soils Zone.
APU_013:	Not Applicable
BIO_013:	Not Applicable
OHZ_013:	Not Applicable
FBL_013:	Not Applicable
FSR_013:	Not mapped
GTH_013:	Not Applicable
HER_013:	Not a Heritage Item; Not within a Heritage Conservation Area; Not in the Vicinity of a Heritage Item; No known Aboriginal Significance or Archaeological Site.
HOB_013:	Area I, 8.5m
KYS_013:	Not mapped
LRA_013:	Not Applicable
LSR_013:	Not Applicable
LZN_013:	R2 Low Density Residential. Surrounding areas R2.
LSZ_013:	Not applicable
URA_013:	Not mapped

Hazard:

Bushfire Prone Land:	No
Flood Prone Land:	Yes, Low Risk and Medium Risk
Landslip Risk:	No

Protection:

Acid Sulphate Soils:	Yes, Class 3
Airport Noise:	No
Drinking Water Catchment:	No
Ground Water Vulnerability:	No
Mineral:	No
Obstacle:	No
Riparian Land:	No
Salinity:	No
Scenic Protection:	No
Biodiversity:	No

Wetlands:	No
Environmentally Sensitive:	No
Mine Subsidence:	No
Wildlife Corridor:	No
Threatened and High Conservation Habitat:	No
Native Vegetation:	No
Coastal Zone:	No

Zone R2 Low Density Residential Land Zoning Map sheet LZN_013

1 Objectives of zone

- 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 provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

The proposed alterations and additions to a detached style dwelling are permissible and do not compromise the objectives of the zone.

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,
- (b) to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,
- (c) to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,
- (d) to maximise solar access and amenity for public places,
- (e) to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- (f) to manage the visual impact of development when viewed from public places, including waterways,
- (g) to allow for the reasonable sharing of views.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).

The FSR is not mapped. The proposed alterations and additions to a detached style dwelling is proposed at 0.26:1 FSR.

3. Development Standards: Northern Beaches Council (Pittwater) Development Control Plan 2011

Section B-General Controls

B2	Density Controls
B3	Hazard Controls
B4	Control Relating to Natural Environment
B5	Water Management
B6	Access and Parking
B8	Site Works Management

The proposed works are consistent with the controls and objectives of **B2**, the density is not being increased.

The proposed works are consistent with the controls and objectives of **B3**. The site has an identified hazard, Flood Prone Land. Under B3.11 requires the following objectives:

1.1.1.1 Objectives

- Protection of people.
- Protection of the natural environment.
- Protection of private and public infrastructure and assets.

1.1.1.1 Requirements

1. Development must comply with the prescriptive controls set out in the Matrix below.
Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at each location on the property.
2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional.

The matrix identifies flood effect caused by development. The development involves 2 areas of addition.

The front addition is elevated above ground in accordance with B2 of the Building Components,

B2	<i>All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.</i>
-----------	---

. The design of the subfloor is to be piers.

The rear additions are to be a reinforced slab on ground. This has been designed to reduce the level of earthworks and disturbance to the natural ground levels. The floor level is to be set to the existing floor level in accordance with C4 of the matrix where the area is less than 30square metres and is an extension off an existing room.

C4	<p><i>A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where:</i></p> <p><i>(a) it is an extension to an existing room; and</i></p> <p><i>(b) the Flood Planning Level is incompatible with the floor levels of the existing room; and</i></p> <p><i>(c) out of the 30 square metres, not more than 10 square metres is below the 1% AEP flood level.</i></p> <p><i>This control will not be permitted if this provision has previously been utilised since the making of this Plan.</i></p> <p><i>The structure must be floodproofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.</i></p>
-----------	--

The Classification 3 for ASS, is addressed by limiting any proposed excavation to a maximum of 600mm from the existing natural ground line.

The proposed works are consistent with the controls and objectives of **B4**. All mature and established vegetation on site is to be retained. Where new works are proposed that impact upon two existing mature trees it is proposed that these trees are to be salvaged and relocated within the front setback of the site. New compatible landscaping and vegetation is to be put in place to the immediate area of the new work.

The site is not within any protected areas where work will impact upon significant natural environments, wildlife corridors or conservation areas.

All existing large canopy street trees, immediate to the area are to be protected during the construction period.

The proposed works are consistent with the controls and objectives of **B5**.

Clause B5.15 has been addressed with any new stormwater drainage to be design and installed in accordance with most current Australian Standards. The work has limited any new impervious surfaces to afford and mitigate natural stormwater flows.

The proposed works are consistent with the controls and objectives of **B6**. The current Carport allows for 1 vehicle or 1 medium rigid vehicle to park under cover. The proposal makes allowance for an additional car to be parked within the driveway.

The proposed works are consistent with the controls and objectives of **B8**. A Management Plan is provided as part of DA-102 Demolition Plan nominating Sediment and Erosion Control measures and the anticipated Traffic Management, Waste Management, Stockpiles, Facilities and Fencing required during Construction and Demolition. These are in line with the objectives of this clause.

Section C-Development Type Controls

C1	Design Criteria for Residential Development
C1.1	Landscaping
C1.2	Safety and Security
C1.3	View Sharing
C1.4	Solar Access
C1.5	Visual Privacy
C1.6	Acoustic Privacy
C1.7	Private Open Space
C1.10	Building Facades
C1.12	Waste and Recycling Facilities
C1.23	Eaves
C1.25	Plant, Equipment Boxes and Lift Over-Run

The proposed works are consistent with the controls and objectives of **C1.1** (Landscaping in the mapped Area 3, 50% of the site is to be Landscaped), the proposal meets this requirement at 49.5%, 0.50:1, of the site being Open Landscaping. The clear outcomes of C1.1 and D10.8, are not compromised with the proposed works and the 0.5% minor shortfall. The site is bound by a nature strip that has large canopy tree cover and permeable landscaping that assists with meeting the objectives and controls of the DCP.

1.1.1.2 Outcomes

A built form softened and complemented by landscaping.

The bulk of the landscaping is being retained and enhanced where possible.

Landscaping reflects the scale and form of development.

The extent of Landscaping that offers the optimum benefit to the site is wholly being retained. There is a distinct front and a distinct rear yard. The rear yard is optimised by reaching to the western side, behind the carport. This offers a great outcome where the new covered deck can access two points of open landscaping.

Retention of canopy trees by encouraging the use of pier and beam footings.

All trees are to be retained, with two front trees proposed to be salvaged and replanted.

Development results in retention of existing native vegetation.

Yes.

Landscaping results in the long-term retention of Pittwater's locally native tree canopy.

Yes.

Landscaping retains and enhances Pittwater's biodiversity by using locally native plant species.

Yes.

Landscaping enhances habitat and amenity value.

Yes.

Landscaping results in reduced risk of landslip.

N/A.

Landscaping results in low watering requirement.

Yes.

1.1.1.3 Controls

All canopy trees are being retained. All new plantings are sourced for their purpose and low maintenance, low water requirement.

The proposed works are consistent with the controls and objectives of **C1.2**, with safety and security being in most part retained. The front door and front verandah will offer greater casual surveillance to the street.

The proposed works are consistent with the controls and objectives of **C1.3**, no obstruction to views between properties.

The proposed works are not altering the building height or bulk where Solar Access under the controls and objectives of **C1.4**, will be impacted. The site's orientation and the location of all neighbouring Private Open Spaces are not impacted by any new overshadowing.

The proposed works are consistent with the controls and objectives of **C1.5**, with the retention of privacy screening. All new or altered glazed units to the dwelling are at ground level and do not offer any conflict or site lines between properties. The new deck area is not elevated, and is located centrally to the site, protected by the house along two sides. This internalises the space and does not create a conflict or imposing site lines between properties.

The proposed works are consistent with the controls and objectives of **C1.7**, with an enhanced Private Open Space being proposed. The area of this is directly off the Living Space and Dining Space of the dwelling and is level to that. The proposal seeks to have this area partially covered. The area of this is compliant at 26m² and a dimension greater than 4m.

The proposed works are consistent with the controls and objectives of **C1.10**. The Building Façade specifically for the new works relate and take cues from the existing structure. The Front Verandah offers interest and articulation to the street frontage. Currently the front façade has a blank wall, with limited street appeal. The shade structure and the new roof/louvre system complements the existing built features being subordinate to the main roof form.

The proposed works are consistent with the controls and objectives of **C1.12**. The existing waste and recycling management is to be retained. Bins are located to the side, western setback of the site, under the carport. The space is ventilated and covered.

The proposed works are consistent with the controls and objectives of **C1.23**. The proposed eaves are to be in line with the existing, at a minimum of 450mm. This will assist with consistency of the roof form and gutter levels, as well it provides enough shading and compliance with the Basix Certificate.

The proposed works are consistent with the controls and objectives of **C1.25** with new a/c plant and hot water equipment to be installed with the existing fabric of the dwelling, sound mitigated and set appropriately for maintenance.

Section D- Locality Specific Development Controls

D11	North Narrabeen Locality
D11.1	Character as viewed from a public place
D11.3	Building Colours and materials
D11.6	Front Building Line
D11.7	Side and rear building line
D11.9	Building Envelope
D11.10	Landscaped Area – General

The proposed works are generally consistent with the controls and objectives of **D11**, North Narrabeen Locality.

D11.1: The existing Front Façade as viewed from the public domain is not consistent with the objectives and controls. The proposed front verandah, the materials and the landscaping offer a interest and articulation that are in line with the objectives of this clause.

D11.3: New finishes and materials to the new work will be applied to the existing portion of the house as well, to unify the building and create a wholistic outcome.



Image 7. Extract of DA-110 Finishes

D11.6: Front setback. The control for this site is to follow the table below.

All other land zoned R2 Low Density Residential or E4 Environmental Living	6.5 or established building line, whichever is the greater
--	--

Under the permissible variations of this clause, the irregular nature of the site against the existing building line allows the proposal to be assessed on merit for the proposed front building setback. The proposal has an average setback of **6.25m**. The existing building does not follow the angle of the site boundary but follows the existing building line. The neighbouring site, No. 2 is not consistent in its subdivision and lot pattern. An established line between the No. 6 and No. 1452 Pittwater Road leads to a consistency in front setback with what is proposed. No. 2 and No.8 are set back quite significantly. Below is an analysis of the immediate block along Walsh Street.



Image 8. Average line of setbacks to immediate area along Walsh Street, the image depicts the inconsistency of No. 2 and No. 8, however the new works set to 6.25m off the boundary line will not be inconsistent with the immediate area.

Extract from the DCP.

1.1.1.4 Variations

Where the outcomes of this control are achieved, Council may accept variation to these building lines in the following circumstances:

- *considering established building lines;* **The neighbouring site, No. 2 is not consistent in its subdivision and lot pattern. An established line between the No. 6 and No. 8 leads to a consistency in front setback with what is proposed.**
- *degree of cut and fill;* **N/A**
- *retention of trees and vegetation;* **The two affected trees are proposed to be relocated within the front setback with adequate space for continued healthy tree growth.**
- *where it is difficult to achieve acceptable levels for building;*
- *for narrow or irregular shaped blocks;* **The site is irregular is shape, with limitations to the rear setback.**
- *where the topographic features of the site need to be preserved;*
- *where the depth of a property is less than 20 metres.*

The objectives are generally adhered to by the new works achieving the desired future character of the Locality. All equitable preservation of views and vistas to and/or from public/private places are retained. The amenity of residential development adjoining a main road is maintained and enhanced by the new works within the front setback. Vegetation will be modified, but the modifications are to relocate existing trees that will visually reduce the built form and accentuate it. Vehicle manoeuvring will be as per the existing situation. To afford a turning bay would be detrimental to the front setback. The new work will enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment. The proposed works to the front setback results in an attractive street frontage and improved pedestrian amenity. The setback proposed, responds to, reinforces, and sensitively relates to the spatial characteristics of the existing urban environment.

D11.7: The side and rear setbacks are existing. The control for this site is to follow the table below.

Land	Side & Rear Building Line Setback (metres)
Land zoned R2 Low Density Residential or E4 Environmental Living	2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)

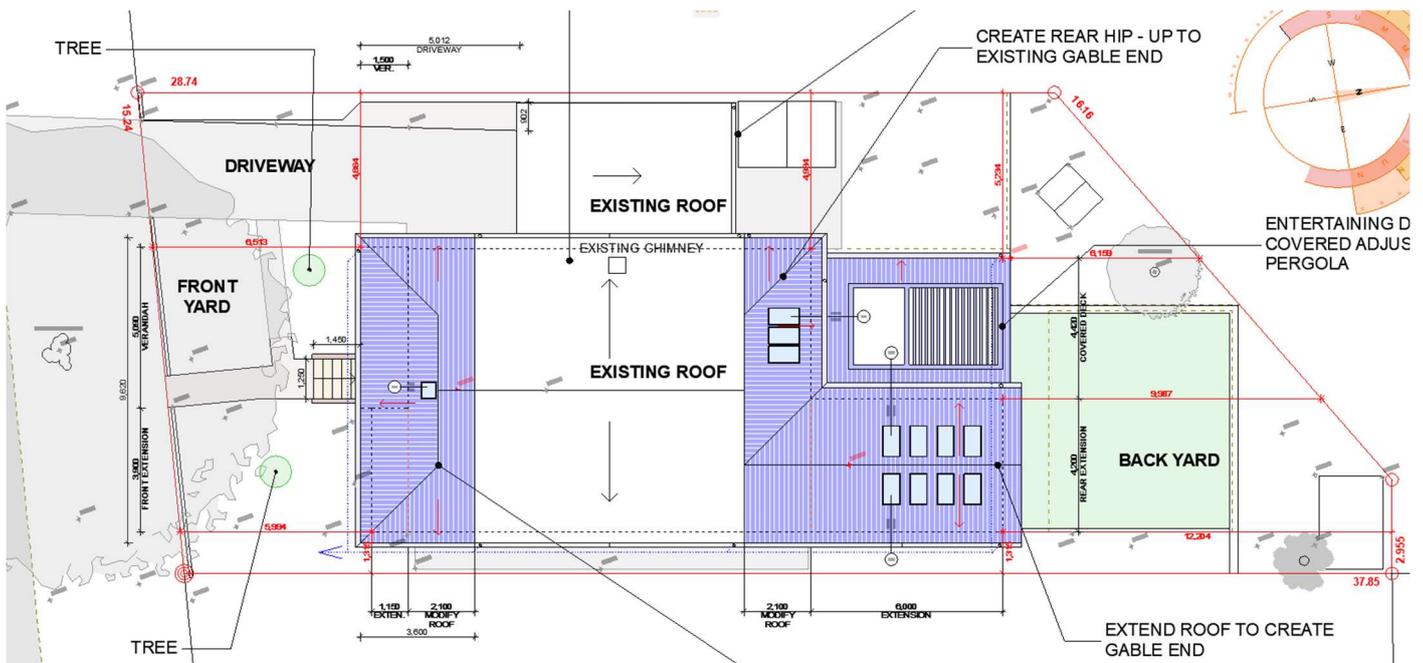


Image 9. Extract of Site / Roof Plan depicting the setbacks in RED dimensions.

The Eastern Side Setback is existing, 1.315m – COMPLIANT
 The Western Side Setback is existing, at 4.864m – COMPLIANT

The average rear setback (given the irregular lot shape), is 9.45m - COMPLIANT

D11.9: The Building Envelope is compliant with all wall heights being less than 3.5m in accordance with the Figure below.

Controls

Buildings are to be sited within the following envelope:

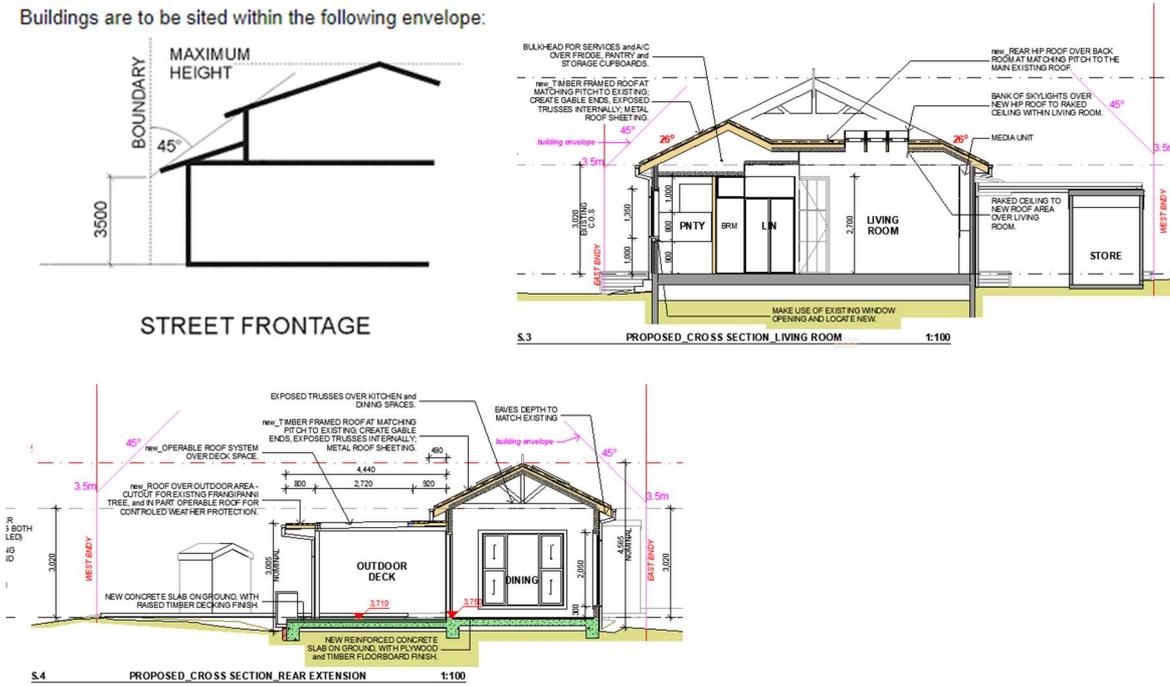


Image 10. Figure D11.9 of the DCP. Image 11 & 12. Extract Cross Sections depicting the envelope requirements.

D11.10: (Landscaping in the mapped Area 3, 50% of the site is to be Deep Soil Landscaped), the proposal has is compliant with a 49.5%, or 0.5:1 ratio of the site being Un built upon Landscaping. The clear outcomes of C1.1 and D10.8, are not compromised with the proposed works and the minor shortfall retaining in most part the permeability of the site.

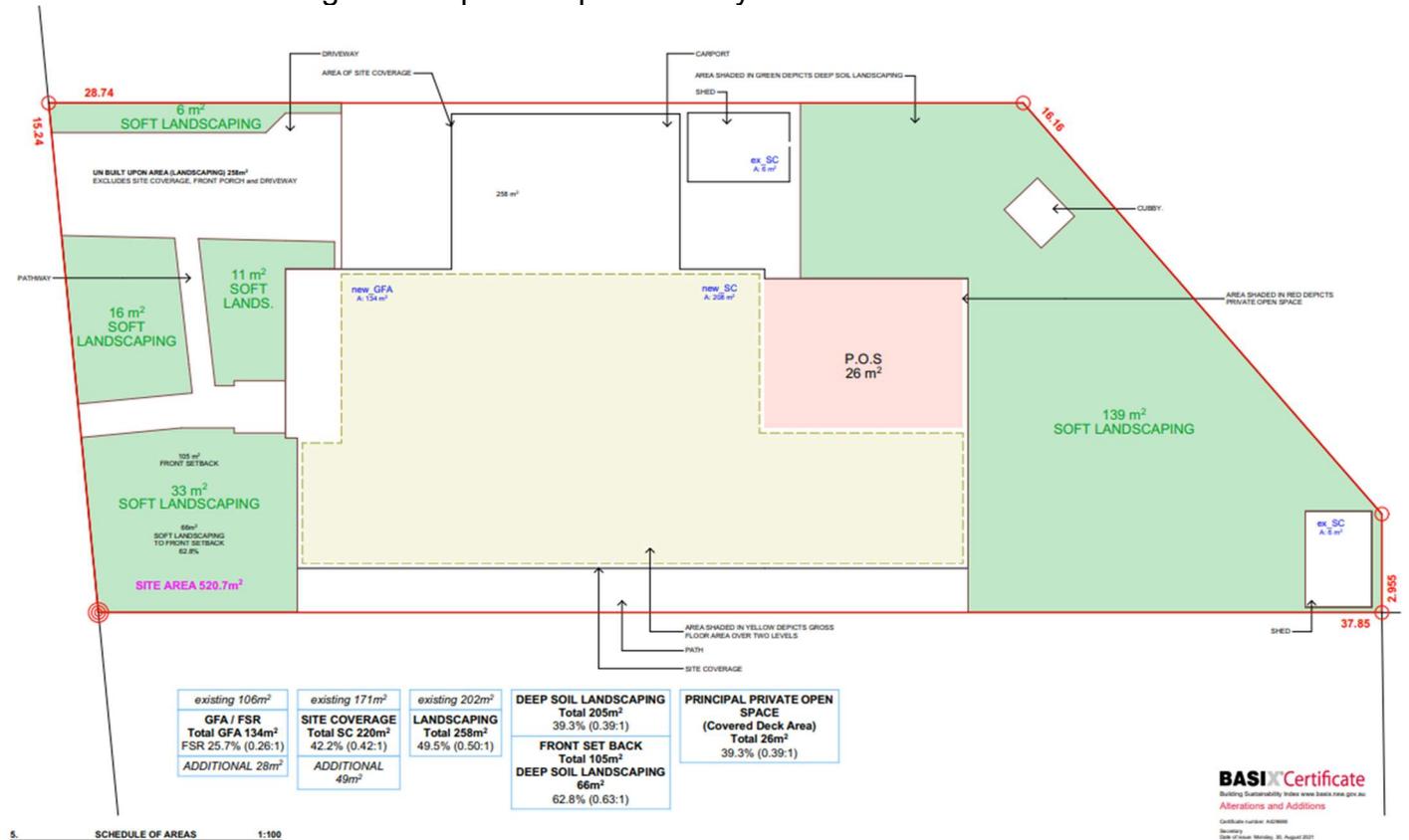


Image 13. Schedule of Areas Plan.

4. Conclusion

The proposed Alterations & Additions to the detached style house at, No. 4 Walsh Street, North Narrabeen are generally consistent with the objectives, the controls, and the future desired character as outlined in the Pittwater *Local Environmental Plan and Development Control Plans*.

The proposed alterations and additions to the detached style dwelling is permissible and does not compromise the objectives of the zone, the general residential controls or the relevant building codes.

The architectural style, form and materials complement the original features of the existing house, and the extent of works aim to bring the property more in line with the DCP objectives and making consideration to the building to unify its exterior.

The design takes direct cues from the existing building's roof form, styling and proportions. Critical limitations to the site have all been satisfactorily addressed, with an emphasis on minimising any environmental impacts or adverse effect on amenity to the surrounding neighbours.

The proposal will generate a revitalised property and provide a more effectively utilised property, and hence it is anticipated that it will be given appropriate consideration.

HARGROVE DESIGN CONSULTANTS

M: 0410 669 148

E: jacqui@hargroves.com.au