

Clause 4.6 variation request:

Side boundary envelope.

Front boundary building line.

External colour schedule

10 Side boundary 3.5m envelope. Non-compliant DCP

General statement

Non-compliance occurs at NE side of first floor addition due mainly to site conditions refer elevations. The extent non-compliance is considered reasonable in comparison with wall height and slope of land.

As stated in 9 above the first-floor additions have been designed in minimal form to maintain compliance with DCP as much as site conditions permit.

As the existing house is built over a high elevated rock escarpment it is not possible to design an addition providing suitable internal living amenity whilst complying with the envelope. The upstairs addition design and location has been dictated largely by the ground floor plan eg. location of internal stair. There being no other practical place for stair, so the first-floor external east side wall must start in line and over the existing ground floor wall.

The existing house is minimal in floor area and similarly the first floor will provide the minimum living amenity suitable for modern family living.

10A Request for variation to Pittwater DCP 9.9 side boundary envelope as it is considered the desired DCP outcomes will be very adequately provided in the proposed development.

As 45-degree envelope line meets side wall at points at the higher levels of wall at points between 80 – 98 % of wall height this considered not extreme considering nature of site and slope of approximately 15 degrees.

Non-compliance dimensions. The envelope will meet the north east side wall at the following points below the roof eave.

- At front corner of house additions approx.200mm 98% up wall height and 1.2m being at 83% up wall height.
- At SE corner family room 1.7m being 80% up wall height.
- At NE corner family room 900mm being 87% up wall height.

As 45-degree envelope line meets side wall at points at the higher levels of wall at points between 80 – 98 % of wall height this considered not extreme considering nature of site and slope of approximately 15 degrees.

DCP acceptable variations applicable to no 12 Nareen Pde:

Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

10B Side boundary 3.5m building envelope non-compliance.

Pittwater 9.9 Side boundary 3.5m envelope desired outcomes and development proposal meeting outcomes.

Outcomes:

To achieve the desired future character of the Locality. (S)

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics

of the existing natural environment.

The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Variations Relevant to no 12.

Where the building footprint is situated on a slope over 16.7 degrees (ie; 30%), variation to this control will be considered on a merits basis.

Eaves or shading devices that provide shade in summer and maximise sunlight in winter, shall be permitted to extend outside the building envelope.

Council may consider a variation for the addition of a second storey where the existing dwelling is retained.

DCP Desired outcomes

- **DCP.** *Achieve the desired future character of the Locality. (S)*
- **Response:** Development and planning follow modern acceptable design and planning principles with strong consideration for the local built and natural environment. The weatherboard and corrugated steel roof lightweight construction follows traditional and desired future northern beaches residential design style.
Building form stepped to achieve variation and design interest and minimal height reducing bulk and scale.
- **DCP:** *To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*
Response: The attractive modern design of the addition and garage is very much in the streetscape and local style of homes complimenting older single storey homes, homes with later additions and new homes.
The design is simple and minimal yet attractive and un-pretentious.
Typical Northern Beaches lightweight weatherboard construction applies with environmentally friendly external colours.
The additions complement the existing house no.12 appearing an integral form of it contributing and in harmony with the existing site and streetscape situation.
The side setbacks are generous and in keeping with other houses in the street and locality.
- **DCP** *To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*
Response: The natural environment will be mainly maintained with only a small area of landscaping lost due to the garage extension. A new garden with attractive indigenous plants will be to the west side of the garage, existing gardens at front boundary will be planted with more indigenous shrubs.
The design will be in harmony with existing local trees and landscaping being below the tree line in the rear yard. A large portion of the site contains large trees and numerous shrubs considered natural environment being all maintained.
The low minimal addition wall height and low pitch roof will follow the natural landform and slope.

DCP: *The bulk and scale of the built form is minimised. (En, S)*

Response: Minimal building height is maintained with a low pitch skillion roof over the new first floor. The roof is stepped in part to reduce height and provide interesting variation in design.

- The addition wall heights have been kept to minimum with internal ceiling height at front south side 2420mm sloping with roof line of 6 degrees. Ceiling lining fixed to skillion roof framing following slope of roof.

DCP: *Equitable preservation of views and vistas to and/or from public/private places.*

- **Response:** The development will not adversely effect views enjoyed from public or private spaces. South oriented urban views are enjoyed from adjoining properties and very little views from public places. The development will not restrict views at all from any viewpoint, and there are no rear properties in close proximity. Wide side setbacks apply so owners can view between properties from rear yards.

- **DCP:** *To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.*

- **Response:** As stated above the proposal provides wide side boundary setbacks for view sharing and sunlight penetration. The house siting is generally in line with adjoining properties and those in the street. The street's original 1950's houses are gradually being redeveloped with large extensions to the south side of the residence eg. No. 9 recent development. Eventually most of the residences will have the same front setback and very similar rear setbacks.

New and existing landscaping will not have large trees obscuring views, new small to medium size shrubs will apply.

- **DCP:** *To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.*
- **Response:** The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale reducing sunlight or light penetration around the adjoining properties.

Overshadowing

- Additional overshadowing will occur at number 10 side of house where only one not large kitchen window exists. There will be minor additional overshadowing to number 10 front and rear yard between 12 noon and 3pm not covering majority areas of yard.
- No additional overshadowing will occur to number 14 north west side property.

Privacy.

- New windows to the first-floor addition will view over the roof of adjoining properties to distant urban locality features.
 - The northeast side property number 10 has only one kitchen window facing number 12 and there is an existing window at 12 facing it not producing a problem as both house windows have blinds and curtains. The new family room windows will be looking over the roof of number 10

and as both houses are in line they will not be looking directly into the rear yard of 10.

- The northwest side house number 14 privacy totally unaffected by new windows at number 12 as no new windows added to no. 12 side elevation facing number 14.

Noise

The additions are for existing one family living with rooms being modest in size and suitable for habitation without disrupting adjoining residents. Normal family living and entertaining will apply.

Solar access.

The first-floor development is stepped allowing corridors of deeper sunlight penetration.

The generous side boundary setbacks also allowing high levels of sunlight penetration to the front yard and adjoining properties side, front, and rear yards.

Very generous separation distance is between the subject residence and adjoining properties, providing open space and privacy. The side boundaries are fenced with 1.8m high paling fencing providing privacy at ground level.

- **DCP:** *Substantial landscaping, a mature tree canopy and an attractive streetscape. (En, S)*

Response: There is an abundance of attractive landscaping on the site being maintained and further developed with the development. The front yard contains attractive lawn and garden areas with stepped landscaped gardens adjacent to the front boundary. This will be largely maintained with the development.

- Proposed additional landscaping includes planting attractive indigenous adjacent to the front boundary in existing gardens and to a new garden at the west side of new garage complimenting the garage and house renovations.
- The north side rear yard area rises steeply to the rear boundary where large trees and shrubs form an abundance of natural landscaping.

The outdoor areas are very neat and attractively prepared for outdoor living and contributing positively to the streetscape.

- **DCP:** *Flexibility in the siting of buildings and access. (En, S)*
- **Response:** This is incorporated in the design with staggered building structures and open space areas and corridors.
- **DCP:** *Vegetation is retained and enhanced to visually reduce the built form. (En)*
- **Response:** New indigenous shrubs and small trees will be planted in existing stepped gardens adjacent to the front boundary and beside the new garage (refer landscape plan). This will provide attractive greenery along the front boundary with attractive lawn area behind.
The new additions will be softened by the new landscaping.
- **DCP:** *To preserve and enhance the rural and bushland character of the locality. (En, S)*

- Response: Plentiful shrubs and large trees provided on site. The north side rear yard area rises steeply to the rear boundary where large trees and shrubs form an abundance of natural landscaping being highly visible in the locality.
- **DCP:** *To ensure a landscaped buffer between commercial and residential zones is established.*
- **Response:** The new and existing landscaping to the front yard and large natural bushland area to rear of site on site contribute as a buffer to commercial development in the valley.

Conclusion - Side boundary envelope non-compliance

It is considered that the development is of suitable design, character, bulk and scale height, wall setbacks, for the adjoining properties, and locality. The adjoining houses and outdoor private space are located a comfortable distance from the proposed additions. There will be no adverse effects on them by the development.

10 Side boundary setback complies

Side boundary setbacks complying with BCA 900mm and DCP 1000mm one side and 2500 other side, also complying with 500mm eave setback to boundary.

11 Front boundary setback garage non-compliant CI B7 Pittwater DCP

Refer cl. 11a Request variation to front boundary setback.

Proposed garage and its encroachment into front boundary 6.5m setback.

To build the proposed garage at the required 6.5m building line is totally impractical as insufficient space beside the existing house and the steep land prevents building of this type at 6.5m building line.

The existing single garage front is at the site front boundary, extending 6m back towards the west side of house paved area. The front of garage will be setback 150mm at SE corner and 550mm SW corner the existing garage being right on front boundary.

The proposed garage west side wall will be in the same position as the existing garage wall and will extend further east than existing east wall due to being a double garage. This is the maximum setback distance practical as adequate space of 950mm between rear of garage and house for new steps is allowed for.

The design is minimal in bulk and scale with a low pitch 6-degree corrugated steel roof. This will blend well in the streetscape.

Garage side west boundary setback of 2.3m at garage SW corner and 1.15m at NW corner being same location as existing wall. This will provide a generous area for attractive landscaping between properties and will enhance properties and streetscape.

- Existing steps adjacent to garage will be removed and replaced with new steps 950mm wide having attractive tile finish over concrete base.

Strong planning consideration is given to the effect of this development related to streetscape and site when viewed from nearby and distant places. The additions and garage have been designed to be in harmony with the existing house appearing to be an integral part of it, not a later add on.

Light weight construction with attractive external weatherboard lining and colour bond corrugated roof will apply being in harmony with traditional Northern Beaches construction.

Minimal building height is maintained with a low pitch skillion roof over the new first floor. The roof is stepped in part to reduce height and provide interesting variation in design.

The additions are architecturally designed to suit the style of the residence, simple and unobtrusive in form and complimentary to the adjoining properties and streetscape. Strong consideration is given to the local built and natural environment in designing all parts of the development. View sharing, overshadowing, landscape, adjoining and local property is highly considered.

Relevant areas front setback.

Area land within 6.5m setback = 102m²

Area proposed garage 35.2m² = 34.5% front setback area.

Area existing open pergola 13m² = 13% front setback area.

Existing house within front setback 2m² = 2% front setback area.

Total existing and proposed structures within front setback 50m² = 49% front setback area.

Cl B6 Warringah DCP considers allowance for carparking structures within the front setback occupying maximum 50% front setback area copied below. Perhaps it may be considered in Pittwater locality also.

1. CL B6 Warringah DCP *Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.*

Landscaping front setback.

Attractive indigenous shrubs will be planted adjacent to the front boundary in existing gardens and to a new garden at the west side of new garage complimenting the garage and hose renovations.

11A Request for variation to Pittwater DCP front boundary setback, Front building line 6.5m as it is considered the desired DCP outcomes will be very adequately provided in the proposed development.

Precedent: Adjoining site no 14 has double garage with roof top terrace over located on front boundary and close to its west side boundary. Refer photos.



Number 14 blue double garage above porthole windows street side wall
 Number 12 single white garage and house right side photo.



Number 14 blue double garage above porthole windows street side wall behind truck
 Number 12 single white garage and part house right side photo.



Number 14 blue double garage above porthole windows street side wall behind truck
 Number 12 single white garage and part house right side photo.

D11.6 Front building line Pittwater DCP

Land to which this control applies

North Narrabeen Locality - P21DCP-D11MDCP550

Pittwater DCP “Where carparking is to be provided on steeply sloping sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable”

Outcomes

- *DCP- Achieve the desired future character of the Locality. (S)*
Response: Development and planning follow modern acceptable design and planning principles with strong consideration for the local built and natural environment. The garage minimal height walls rendered, roof sloping low pitch attractive colorbond medium grey colour. Bulk and scale minimum to achieve suitable carparking amenity complying with Aust. Standards. Attractive planning in tiled steps from garage to house with well planned landscaping indigenous shrubs at side of garage and steps. Attractive lawn area providing outdoor amenity in character with local environment.
- *DCP- Equitable preservation of views and vistas to and/or from public/private places. (S)*
- Response: All views preserved as garage lower in height than existing garage. New garage of minimal height walls and low pitch sloping roof.
- *Vegetation is retained and enhanced to visually reduce the built form. (En)*
Response: As stated above new spacious garden provided to west side of garage with attractive indigenous shrubs. New shrubs added to existing gardens at front boundary enhancing existing landscaping. A section of lawn and garden 3m x 6.5m will be removed and occupied by proposed garage. This having minimal visual impact on the site from the street as overall visual effect maintained with development.
- *DCP- Vehicle manoeuvring in a forward direction is facilitated. (S)*
Response: Vehicles will enter the garage in a forward motion and exit garage and driveway in reverse motion. This is the current situation and normal method for most sites in Pittwater area. The entry and exit forward motion is mainly relevant for main road situations.
- *DCP- To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.*
Response: As stated above the garage will be in same location as existing garage and of lower height, minimal height walls attractive render finish, attractive low pitched medium grey steel roof. Planning of garage and landscaping to result in an attractive locality suitable built and natural environment enhancing the streetscape.
- *DCP- To encourage attractive street frontages and improve pedestrian amenity.*
Response: As above the front of site built and landscaped development is designed purposely to have a complimentary balance, the built not overpowering the landscaped area. An attractive balance of both in harmony with the slope of site and road frontage.
- *DCP: To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.*
Response: The development forms, materials, heights, will follow the current site landforms and structures on site, adjacent sites and locality. The front yard structures garage, landscaping, existing house and additions are of minimal bulk and scale, stepped front to back, side to side following good

planning rules. Emphasis in design is on blending with the site and existing structures on site adjacent and local sites.

DCP Controls

Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.

Variations

Where the outcomes of this control are achieved, Council may accept a minimum building setback to a secondary street of half the front building line.

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

- DCP- *considering established building lines;*
Response: The existing garage at 12 is located right on front boundary, proposed garage located 150 – 550mm behind front boundary.
Precedent: Adjoining site no 14 has double garage with roof top terrace over located on front boundary and close to its west side boundary. Refer photos.
- DCP- *degree of cut and fill;*
Response: The proposed garage is located in the same position as existing garage minimising new excavation. Existing garage area was originally excavated zero at front of garage up to approx.1.8m at rear. Similarly the garage additional 3m width will require same amount of excavation a good percentage of it being in filled ground placed when front retaining walls built. The new excavation will not detrimentally affect site visually as it will be within the garage area. The new steps adjacent to garage will follow existing ground form. The front yard landforms will remain as existing.
- DCP- *retention of trees and vegetation;*
Response: The large tree at front of site on Council land will remain with new driveway by passing it. Shrubs in existing front boundary gardens will be transplanted into remaining gardens and new garden west side of garage.
- DCP- *where it is difficult to achieve acceptable levels for building;*
Response: To build the proposed garage at the required 6.5m building line is totally impractical as insufficient space beside the existing house and the steep land prevents building of this type at 6.5m building line.
- DCP- *where the topographic features of the site need to be preserved;*
Response: Garage cannot be built at 6.5m front building line as the existing house and side pergola terrace occupy the site at 6.5m front building line. Excavating under these structures would be detrimental to the structures for, excessively costly and may cause land instability.
- Pittwater DCP *Where carparking is to be provided on steeply sloping sites, reduced or nil setbacks for carparking structures and spaces may be considered, however all other structures on the site must satisfy or exceed the minimum building line applicable.*
Response: The site has approx.15-degree natural land slope considered quite steep. The proposed garage location being the most practical, sensible location for it.

12 House external colour non-compliant refer variation request below.

The existing residence external walls and eave is painted white and has been for at least 25 years as far back as memory and photos recall. White has been a very

popular colour for external walls in the North Narrabeen and Northern Beaches generally since the 1950's when the house was built. This is still a prominent colour in the immediate locality and shire.

The property owners love white walls as they find it a clean, light, refreshing, and vibrant colour suitable for the relaxed beaches lifestyle and lightweight structures in the area. White is often seen in local nature in flowers, and waves at Narrabeen beach. Local birdlife cockatoos and other birds are vivid white so the proposed white walls will blend with nature.

Precedents of existing homes having white painted walls in the direct vicinity.

Current building project: Residence Lido Ave (one street over from Nareen Pde.)
External walls and eaves all white including roof.

Existing residences white external walls and eaves:

- 6 Nareen Parade
- 9 Nareen Parade
- 10 Nareen Parade
- 20 Nareen Parade
- 3 Lido Ave
- 7 Lido Ave
- 9 Lido Ave.
- 11 Lido Ave
- 22 Lido Ave.
- 26 Lido Ave.



9 Lido Ave. currently under construction June 2024

There are more homes with white walls in the direct locality addresses can be provided if necessary. It is considered this information shows that white is very popular in the locality and a proven acceptable colour.

12A Request variation to DCP D11.3 White external walls, roof eave and fascia, gutters and downpipes colour not acceptable. Refer external materials finishes schedule

Request for variation to Pittwater DCP ID11.3 White external walls, roof eave and fascia, gutters and downpipes white colour as it is considered the desired DCP outcomes will be very adequately provided in the proposed development.

Pittwater DCP D11.3 Building colours and materials

Land to which this control applies

North Narrabeen Locality - P21DCP-D11MDCP550

Outcomes and Controls

DCP- Achieve the desired future character of the Locality.

Response: The existing residence external walls and eave is painted white and has been for at least 25 years as far back as memory and photos recall. White has been a very popular colour for external walls in the North Narrabeen and Northern Beaches generally since the 1950's when the house was built. This is still a prominent colour in the immediate locality and shire.

The property owners love white walls as they find it a clean, light, refreshing, and vibrant colour suitable for the relaxed beaches lifestyle and lightweight structures in the area. White is often seen in local nature in flowers, and waves at Narrabeen beach. Local birdlife cockatoos and other birds are vivid white so the proposed white walls will blend with nature.

DCP-The development enhances the visual quality and identity of the streetscape.

Response: It is commonly considered by local residents that homes having white walls and eaves is a very suitable, desirable and refreshing colour for homes in the street as it gives a fresh clean effect suiting the beaches built and natural environment. Always been suitable for the typical lightweight construction of homes in the street and locality.

DCP-To provide attractive building facades which establish identity and contribute to the streetscape.

Response: As stated above white walled homes are a popular local identity in Nareen Pde., adjoining streets, and right throughout the Northern Beaches. This home colour is considered highly suitable for homes contributing to the relaxed clean and light local environment and streetscape.

DCP-To ensure building colours and materials compliments and enhances the visual character and its location with the natural landscapes of Pittwater.

Response: The existing residence external walls and eave is painted white and has been for at least 25 years as far back as memory and photos recall. White has been a very popular colour for external walls in the North Narrabeen and Northern Beaches generally since the 1950's when the house was built. This is still a prominent colour in the immediate locality and shire.

The property owners love white walls as they find it a clean, light, refreshing, and vibrant colour suitable for the relaxed beaches lifestyle and lightweight structures in the area. White is often seen in local nature in flowers, and waves at Narrabeen beach. Local birdlife cockatoos and other birds are vivid white so the proposed white walls will blend with nature.

DCP-The colours and materials of the development harmonise with the natural environment. (En, S)

Response: The white walls and eaves will blend well with the natural landscaping providing a refreshing, clean backdrop to the green-brown natural flora and fauna. White is often seen in local nature in flowers, and trees many eucalypts have abundant white flowering foliage. Also, the ocean waves breaking white foam, remaining white water, and white sand at Narrabeen beach and lagoon. Local birdlife cockatoos and other birds are vivid white, as with white clouds, so the proposed white walls will blend with nature.

DCP- The visual prominence of the development is minimised. (S)

Response: It is strongly considered the existing white painted house walls do not appear overly bright, nor producing glare, nor overly prominent. This could perhaps be the case with a large home in a prominent position without surrounding landscaping blending with it, this not being the case with the subject property.

DCP- Damage to existing native vegetation and habitat is minimised. (En)

Response: This will be nil as the new development will be an extension of the existing structures. As stated above new native shrubs will be planted in existing and new gardens. Natural habitat will not be removed. Shrubs in front boundary gardens effected by development will be replanted in front gardens.

DCP- Finishes are to be of a low reflectivity.

Response: It is strongly considered the existing white painted house walls do not appear overly bright, nor producing glare, nor overly prominent. This could perhaps be the case with a large home in a prominent position without surrounding landscaping blending with it, this not being the case with the subject property. The new development having white walls and eaves will have abundant nature around it in trees, shrubs and lawn. The white walls and eaves will blend well with the natural landscaping providing a refreshing, clean backdrop to the green-brown natural flora and fauna.




DCP- External colours and materials shall be dark and earthy tones as shown below:

Response: Although the proposed white walls and eaves are not dark they are considered earthy as many natural environment forms are of a white -off white tone. In local nature flowers, and trees many eucalypts have abundant white flowering foliage. Also, the ocean waves breaking white foam, remaining white water, and white sand at Narrabeen beach and lagoon. Local birdlife cockatoos and other birds are vivid white, as with white clouds, so the proposed white walls will blend with nature.

It is also considered that having some houses painted dark earthy colours mixed with houses painted light earthy colours as white, providing a good variety with some bright earth colours uplifting the darker earth colours. It is considered that a streetscape having all of its houses painted dark colours would appear dismal and bland without any lighter colours uplifting it.

Furthermore, the natural environment is not all dark colours it contains a mixture of dark, light and varying in between light-dark colours.

DCP Colour chart

 Black ✓  Dark grey ✓  Dark green ✓

 Dark brown ✓  Mid grey ✓  Green ✓

 Brown ✓  Dark blue ✓

 White ✗

 Light blue ✗

 Red ✗

 Orange ✗

 Light grey ✗

 Beige ✗

White, light coloured, red or orange roofs and walls are not permitted: