



## LINCOLN-SMITH RESIDENCE

65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

**DEVELOPMENT APPLICATION**  
COVER





— SITE LOCATION

## Development Application

| Dwg Set | Sheet Number | Sheet Name | Sheet Revision |
|---------|--------------|------------|----------------|
|---------|--------------|------------|----------------|

|    |     |                                    |   |
|----|-----|------------------------------------|---|
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### DEVELOPMENT APPLICATION

|                                                                                     |                                                                                                                    |      |          |                         |  |                                                                                                                                                    |       |                                                                                                           |                       |  |  |                   |                          |                |   |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------|----------|-------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------|-----------------------|--|--|-------------------|--------------------------|----------------|---|
|  | DAVID FLEETING ARCHITECTS                                                                                          | Rev. | Date     | Revision Description    |  | DO NOT SCALE.<br>CHECK DIMENSIONS ON SITE.<br>DRAWING COPYRIGHT:<br>DAVID FLEETING ARCHITECTS.<br>IF CONTRADICTIONS OCCUR CONTACT THE<br>ARCHITECT | North | V & M LINCOLN-SMITH<br>LINCOLN-SMITH RESIDENCE<br><br>65 Narrabeen Pk Pde<br>Warriewood<br>Lot 14 DP15763 | CONTENTS AND LOCATION |  |  | Dwg Set<br><br>DA | Drawing Number<br><br>A- | Rev<br><br>A02 | 1 |
|                                                                                     | PO BOX 364 WAVERLEY NSW 2024 AUSTRALIA<br>M: 0407 414 755<br>E: david@dfarchitects.com.au                          | 1    | 22/12/20 | DEVELOPMENT APPLICATION |  |                                                                                                                                                    |       |                                                                                                           |                       |  |  |                   |                          |                |   |
|  | ARCHMED PTY LTD T/A: DAVID FLEETING ARCHITECTS ABN: 36051627003<br>Nominated Architect: DAVID FLEETING NSW ARB5145 |      |          |                         |  |                                                                                                                                                    |       |                                                                                                           |                       |  |  |                   |                          |                |   |





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LINCOLN-SMITH RESIDENCE  
65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

Drw:DP  
Chk:DF

**AERIAL PHOTOGRAPH 1- 500**  
Proj Date: NOV 18      Scale 1 : 500 @A3

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| DA      | A-      A03    | 1   |





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Nominated Architect DAVID FLEETING NSW ARB5145

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Chk:DF

AERIAL PHOTOGRAPH 1-200

Proj Date: NOV 18 Scale 1 : 200 @A3

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| DA      | A- A04         | 1   |





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North

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65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

**EXTERNAL PHOTOGRAPHS**

Drw:DP  
Chk:DF

Proj Date: NOV 18

Scale @A3

| Dwg Set | Drawing Number | Rev |
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| DA      | A- A05         | 1   |

DEVELOPMENT APPLICATION





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65 Narrabeen Park Pde, Warriewood **Statement of Environmental Effects** Dec.2020

*Alterations and additions* – Enclosure of existing Ground Flr balcony to create dining space.

Northern Beaches LGA  
Lot/Section /Plan no.: 14/-/DP15763  
LEP: Pittwater Local Environmental Plan 2014  
Land Zoning E4 - Environmental Living

The site is identified as 'bush fire prone land' for the purposes of Section 146 of the *Environmental Planning and Assessment Act 1979*.

*Note: This Statement is to be read in conjunction with the Bushfire Risk Assessment Report dated 22.10.2020, prepared by Ronald Coffey.*

### Introduction

65 Narrabeen Park Parade sits directly above Turimetta Beach, facing east. The eastern boundary is public space above the beach; the southern boundary is an access path to that public space with a recently completed dwelling (No 63) adjacent to it; the western boundary is to Narrabeen Park Parade; and, the northern boundary is to a recently completed dwelling (No 67).

The existing house was built in 2012 being the subject of Pittwater Council DA:N0619/10/S96/3. This house replaced a previous dwelling on the site also owned by the current owners Marcus and Vicki Lincoln Smith.

This proposal is an alteration to the existing dwelling, the owners having now lived there in the current house for eight years, to address the issue of significant weather exposure of the existing Ground Floor east facing balcony, and the completion of the two adjacent dwellings on either side, No.63 and No.67.

### The Proposal

The proposal is to enclose a portion of the east facing balcony and to reconfigure the external space to a more protected "sun-trap" format, and, to address the impact of the new dwellings on either side that have been constructed subsequent to the completion of this house, both of which were substantially different to the dwellings that had been there before.

The enclosure of a portion of the balcony provides an enlarged dining/ living / kitchen space that provides wind protection to the remaining open space which is configured to optimise solar access.

The format of the enclosure is such that it is openable on three sides, creating a balcony character, but able to be partly of fully enclosed to protect against the prevailing winds.

There is no impact on soft landscaped area.  
The balcony roof is extended east.  
The existing spa pool is deleted and converted to decking.  
A new pergola / operable roof is installed in this location

The proposal enhances the way that the existing spaces have been utilised, providing an added level of protection and flexibility.

### Impact

As noted above the proposal is consistent with the way the house is currently utilised and as such is not imposing any new- use that may impact on the neighbouring dwellings or the general public.

The architectural resolution of the proposal is entirely consistent with the existing dwelling.

There is no overshadowing of consequence

As the proposed enclosed area is occupying space currently a balcony, there is no privacy issue created.

The increase in physical bulk is minimal and placed in a position that has no practical impact on the neighbours in either view loss, privacy or physical imposition.

### In Summary

The proposal is a logical evolution of the existing house that is responsive to a significantly exposed site and the changes that have occurred to the surroundings since its construction; subtly amending the format in response to these conditions, to produce both a better internal environment, and a better more practical external environment.

There is no loss of soft landscaping area.

A balcony is being replaced by a more flexible openable /enclosable space better suited to the exposed location.

The placement of the extension has minimal impact on the neighbours or the public, and the visual composition is consistent with and proportional to the original dwelling.



ARCHMED PTY LTD T/AS DAVID FLEETING ARCHITECTS ABN: 26051627662  
Nominated Architect: DAVID FLEETING NSW ARB5145

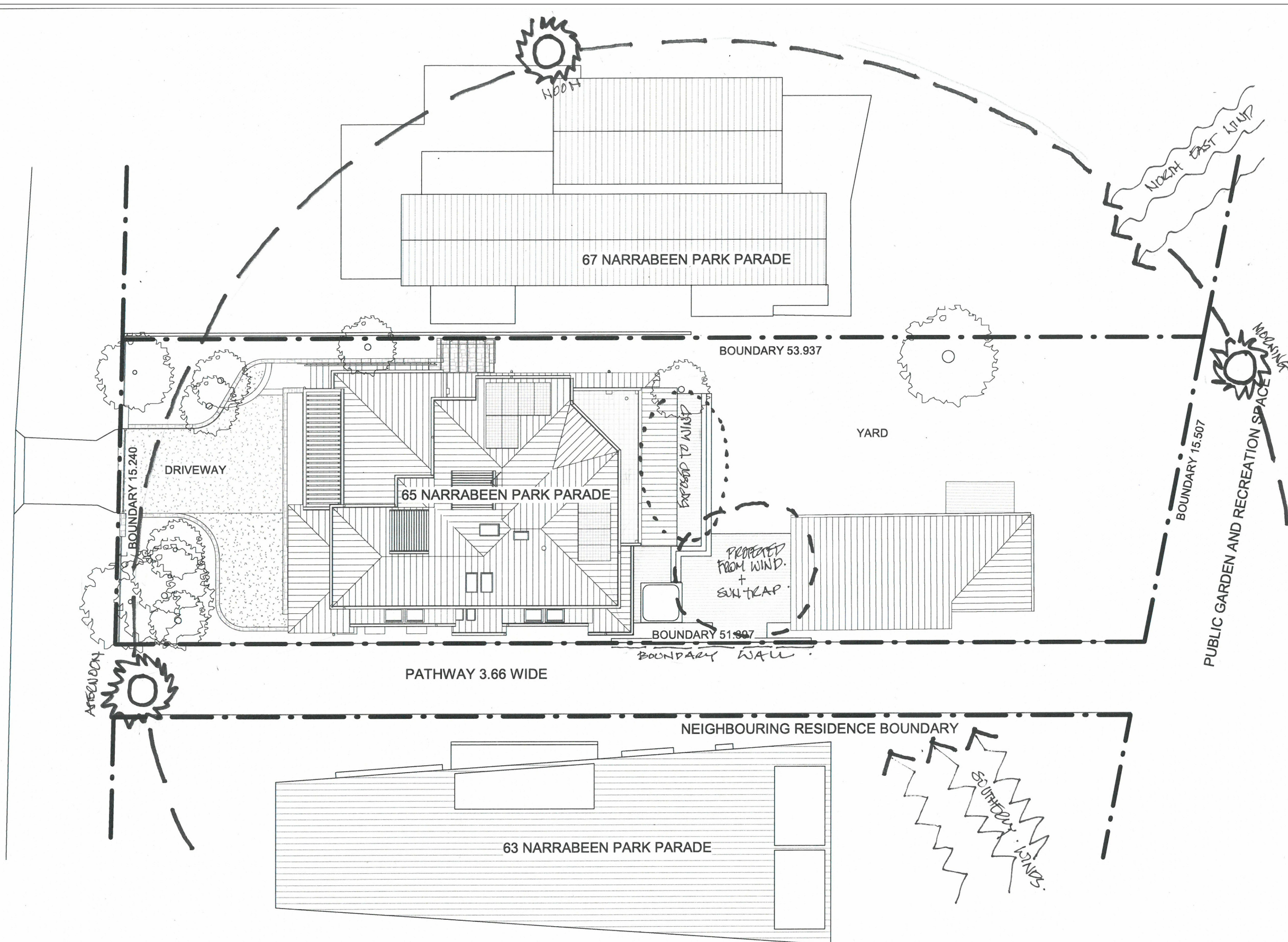


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|--------------------------------------------------------------------------------------------------------------------|--|------|----------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|-------------------------------------------------------------------------------------------------------|------------------|--|---------|----------------|-----|
| PO BOX 364 WAVERLEY NSW 2024 AUSTRALIA<br>M: 0407 414 755<br>E: davidf@dfarchitects.com.au                         |  | 1    | 22/12/20 | DEVELOPMENT APPLICATION |                                                                                                                                                    |  |       |                                                                                                       |                  |  | DA      | A-             | A06 |
| ARCHMED PTY LTD T/AS DAVID FLEETING ARCHITECTS ABN: 26051627662<br>Nominated Architect: DAVID FLEETING NSW ARB5145 |  |      |          |                         |                                                                                                                                                    |  |       |                                                                                                       |                  |  |         |                | 1   |







NARRABEEN PARK PARADE  
+32.04 ROAD  
+32.85 ROAD  
+30.57 ROAD

15  
D.P.15763

14  
D.P.15763  
AREA ... 802.4m<sup>2</sup>

53  
D.P.15763

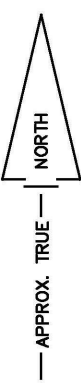
13  
D.P.15763

NOTES:

- BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SURVEY MARKS SHOULD BE PLACED IF EXCAVATION, CONSTRUCTION OR STRUCTURES ARE TO BE ERECTED ON OR NEAR THE BOUNDARIES.
- EXCEPT WHERE SHOWN BY DIMENSIONS LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- TREE SPREADS & HEIGHTS ARE INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN SHOWN.
- UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. NOTIFICATION OF ALL RELEVANT AUTHORITIES SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA. DIAL BEFORE YOU DIG SERVICES (ph1100) SHOULD BE CONTACTED.
- CONTOUR INTERVAL - 1 METRE. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE ADOPTED FOR DESIGN AND CALCULATION PURPOSES. CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
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- PLAN PREPARED BY REGISTERED SURVEYOR FOR DEVELOPMENT APPLICATION PURPOSES ONLY.

LEGEND:

- TWL .. TOP OF WALL
- TF .. TOP OF FENCE
- SM — INDICATIVE POSITION OF SEWER MAIN (NOT VISIBLE). POSITION TO BE CONFIRMED BY SYDNEY WATER.
- WINDOW, RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.
- SUBJECT LAND AFFECTED BY COVENANT (B830406)
- INDICATIVE TREE SPREAD AND TRUNK DIAMETERS



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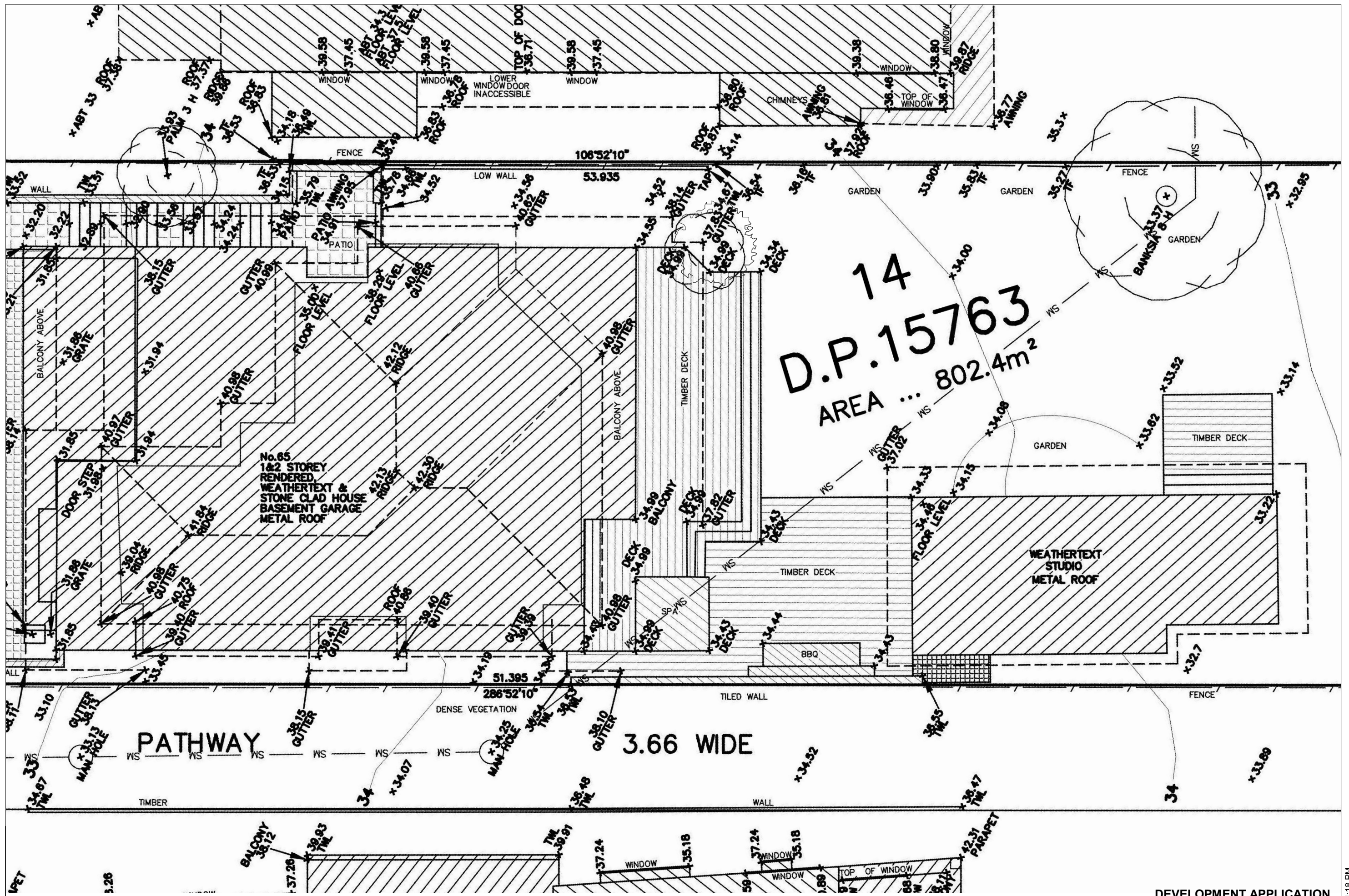
DETAILS AND LEVELS OVER  
LOT 14 IN D.P. 15763

65 NARRABEEN PARK PARADE,  
WARRIEWOOD

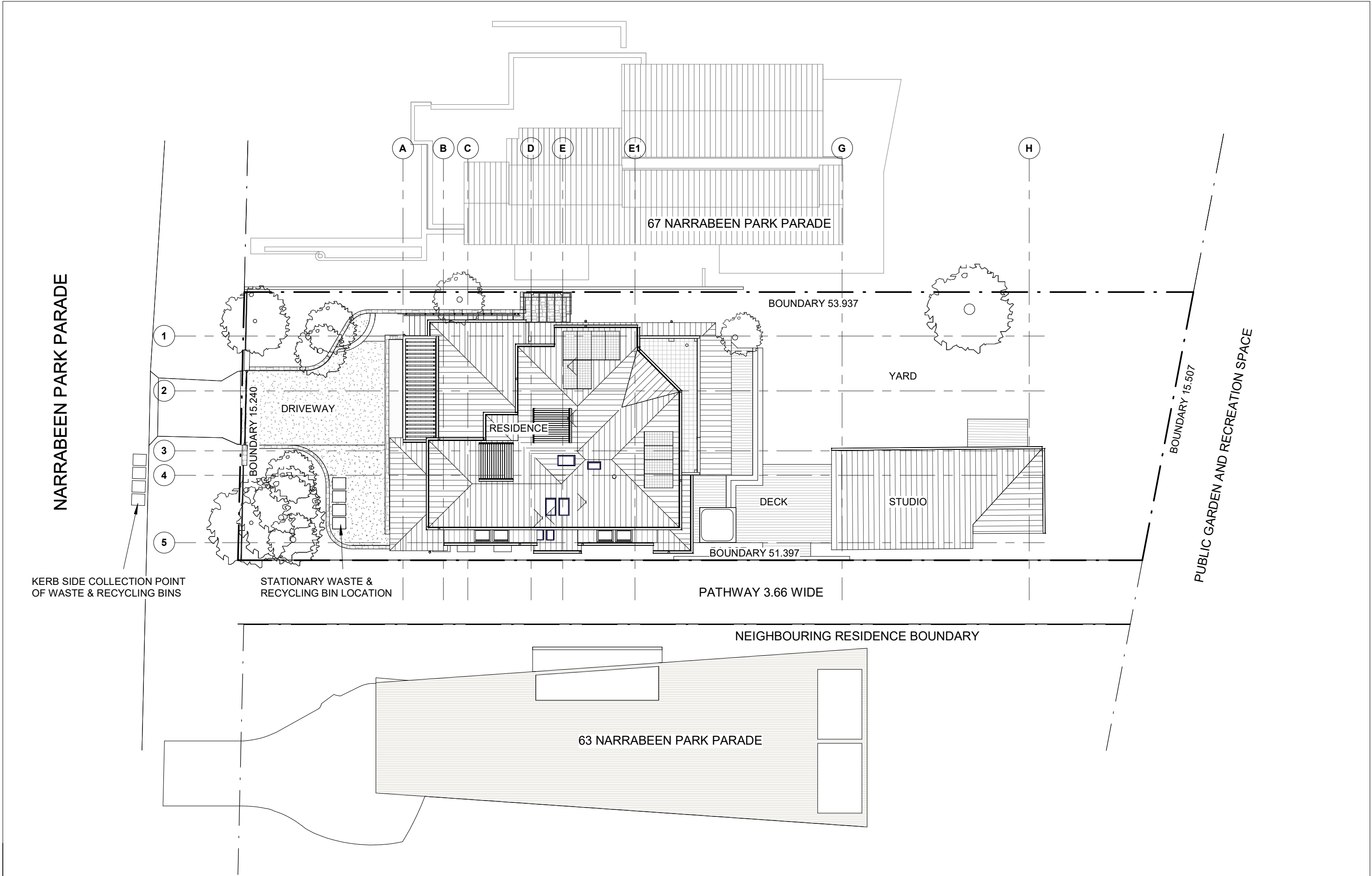
DATE... 23/11/20 REF... 14907D  
SCALE... 1:100(A1) DATUM... A.H.D

Adam Clerke  
Registered surveyor No: 8490









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LINCOLN-SMITH RESIDENCE  
65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

Drw:DP  
Chk:DF

Proj Date: NOV 18

Scale 1 : 200 @A3

**EXISTING SITE PLAN 1-200**

Dwg Set  
**DA**

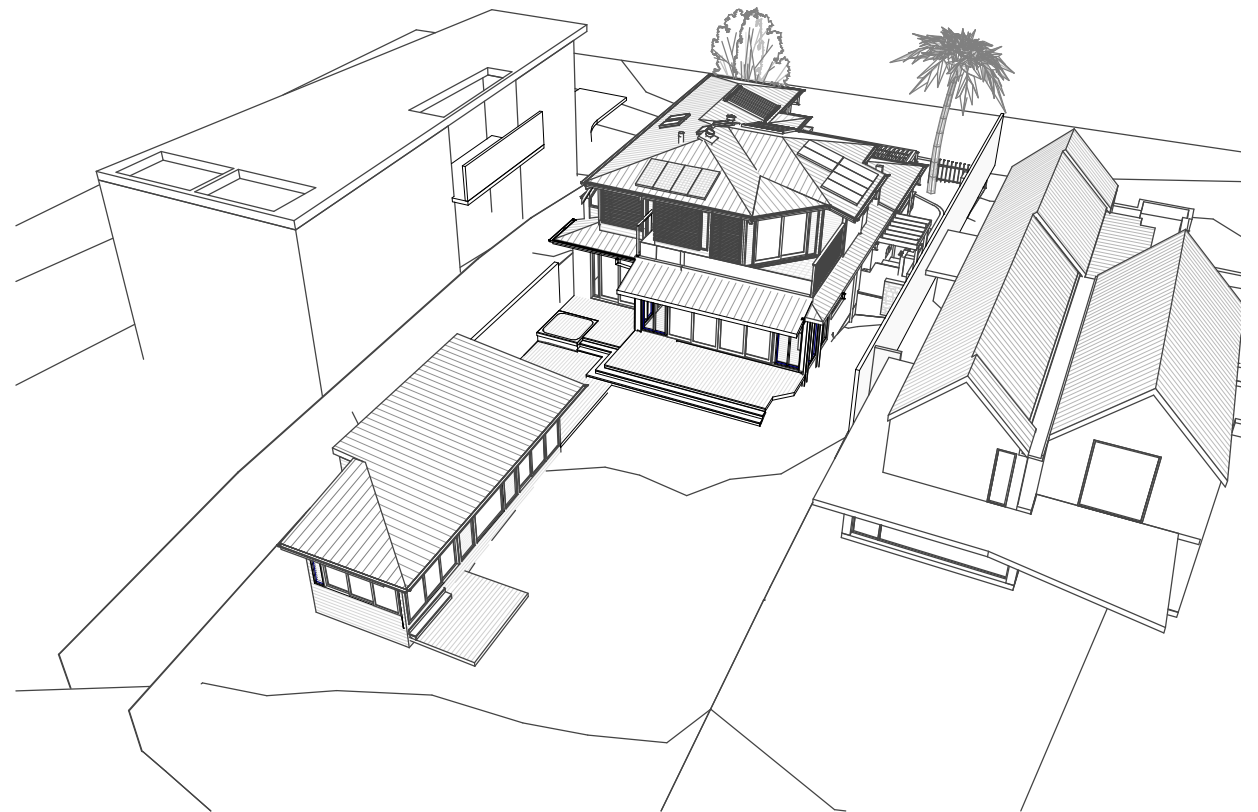
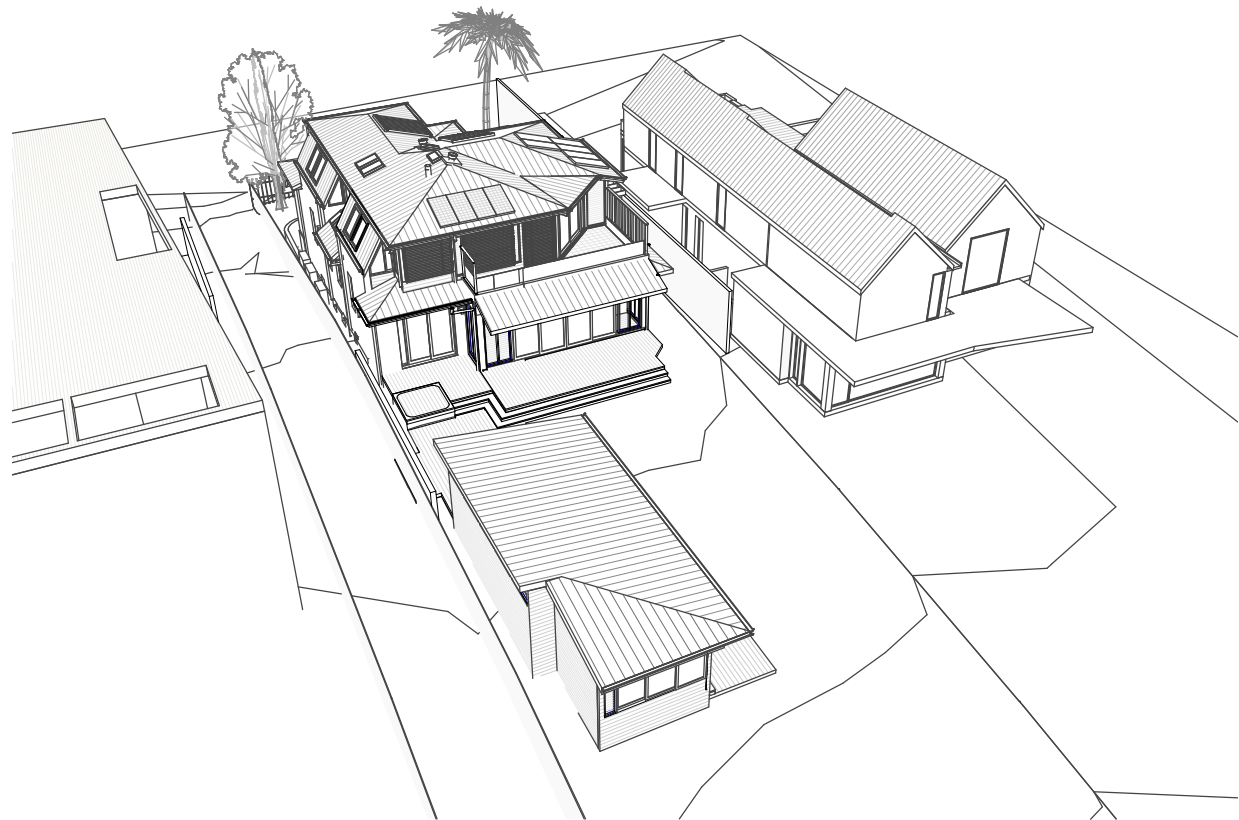
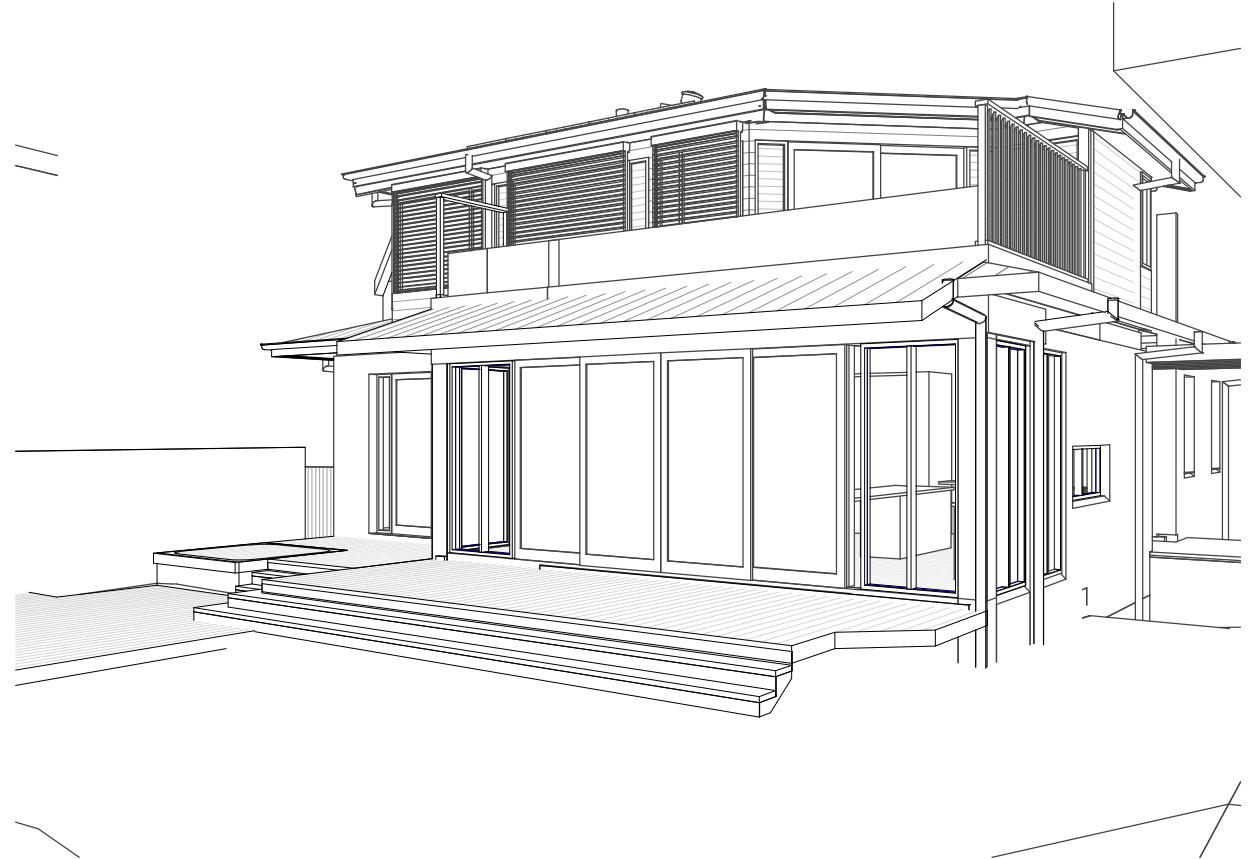
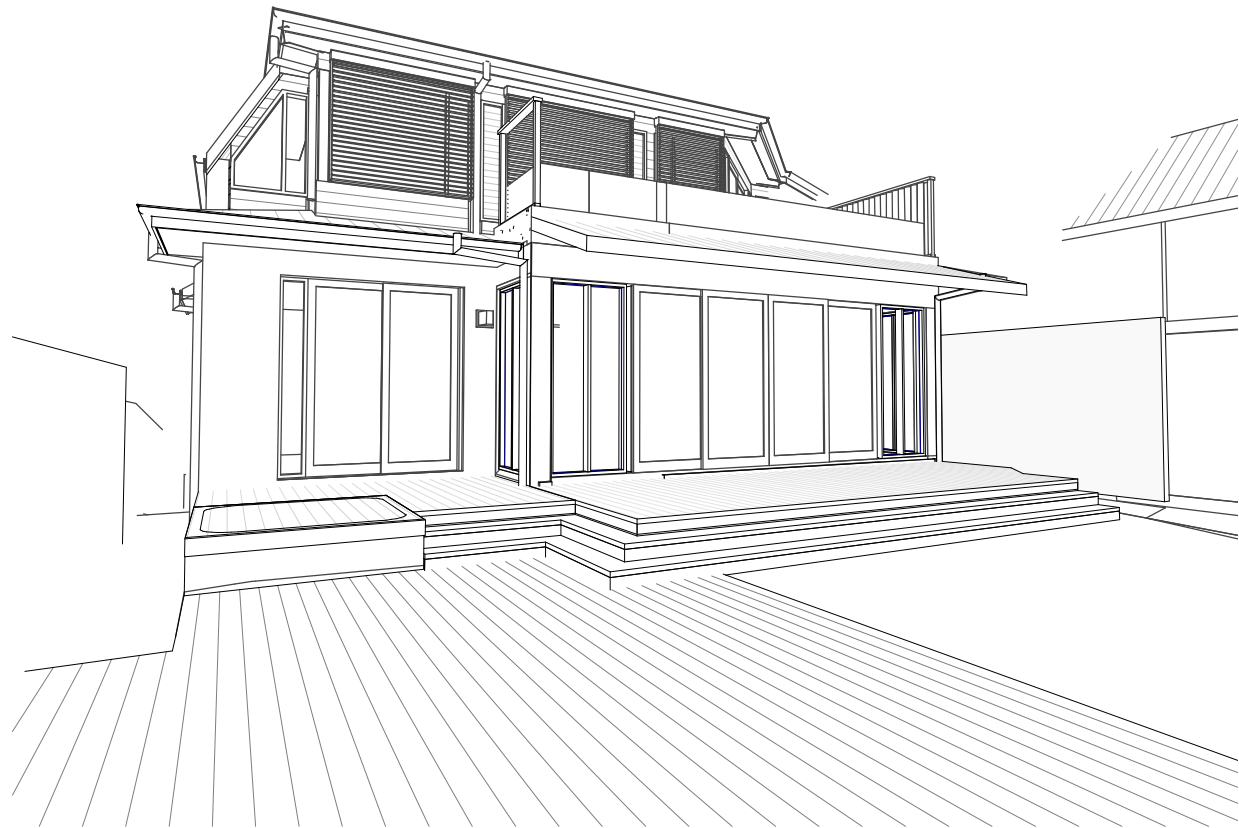
Drawing Number  
**A-**

**B01**

Rev  
**1**

**DEVELOPMENT APPLICATION**





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Nominated Architect DAVID FLEETING NSW ARB5145

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North

V & M LINCOLN-SMITH  
LINCOLN-SMITH RESIDENCE  
65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

EXISTING 3D VIEWS

Drw: Author  
Chk: Checker Proj Date: NOV 18

Scale

@A3

Dwg Set Drawing Number

DA

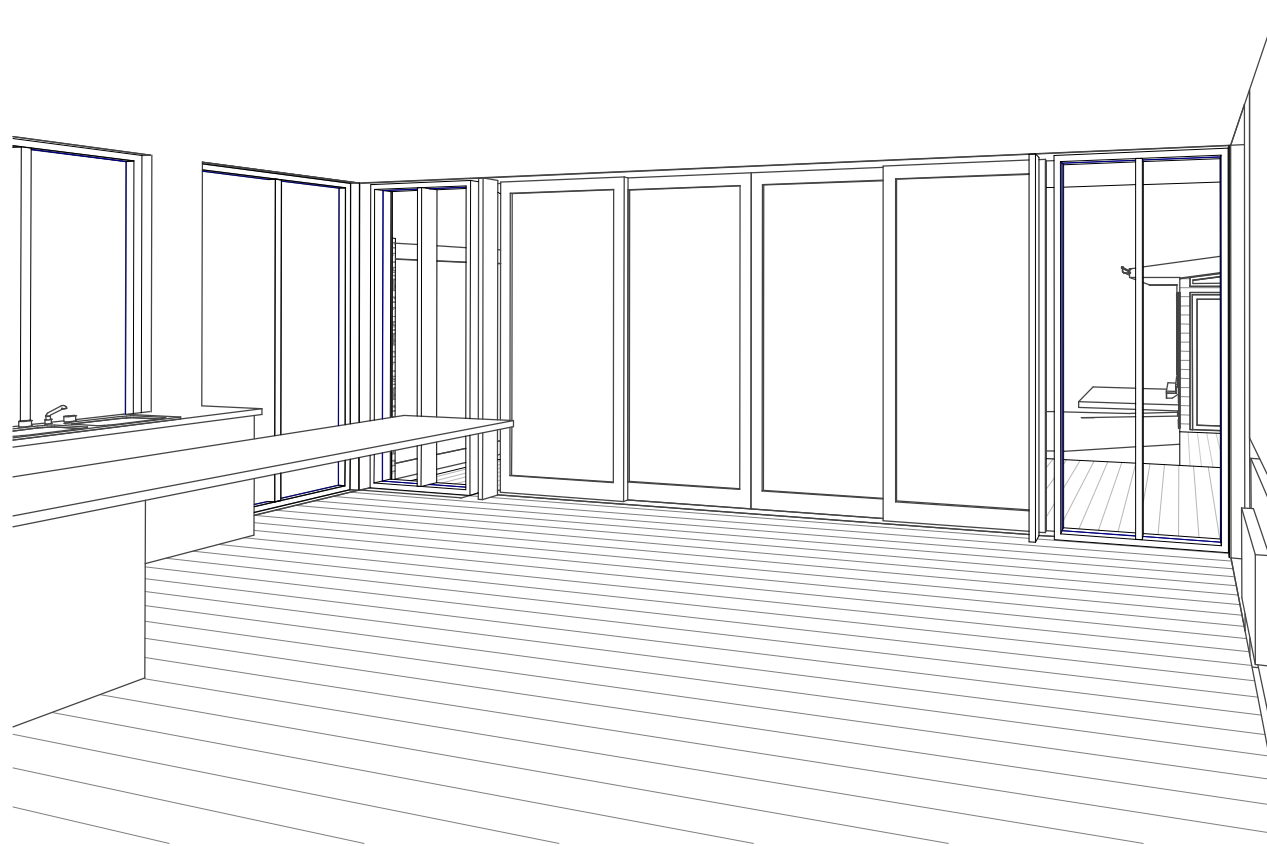
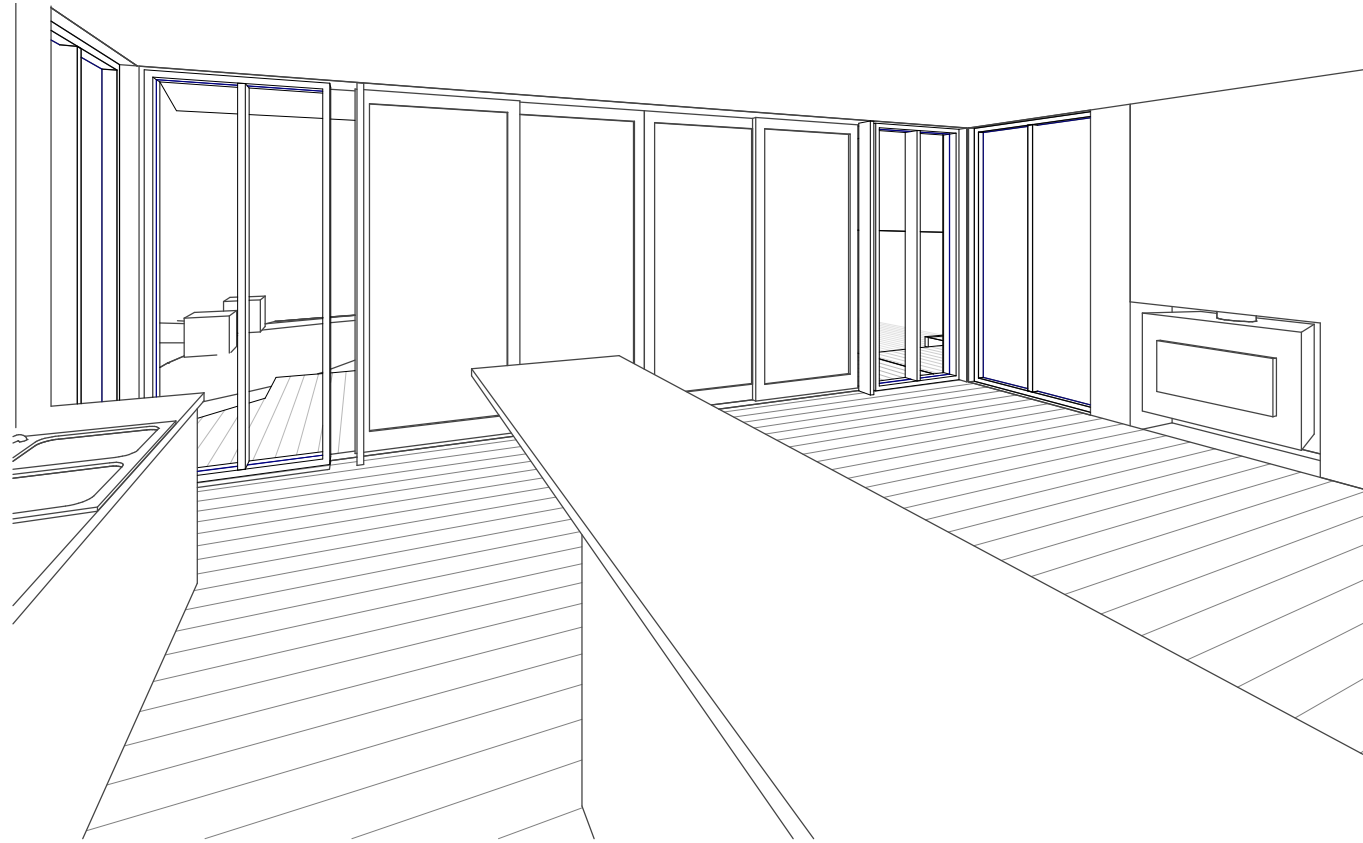
A-

B02

Rev

1





DEVELOPMENT APPLICATION

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EXISTING INTERIOR VIEWS

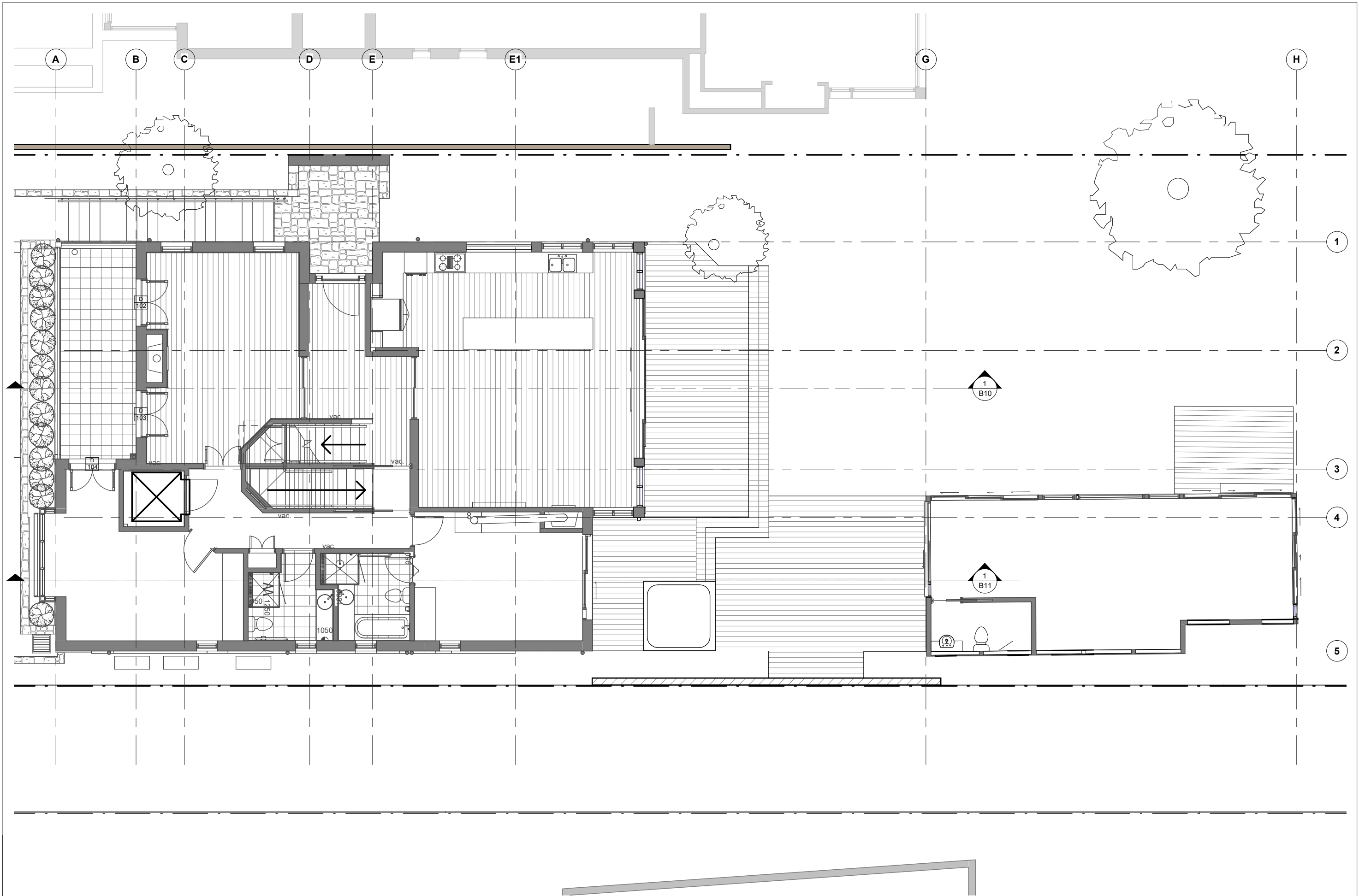
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Scale

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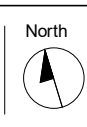
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| DA      | A- B03         | 1   |





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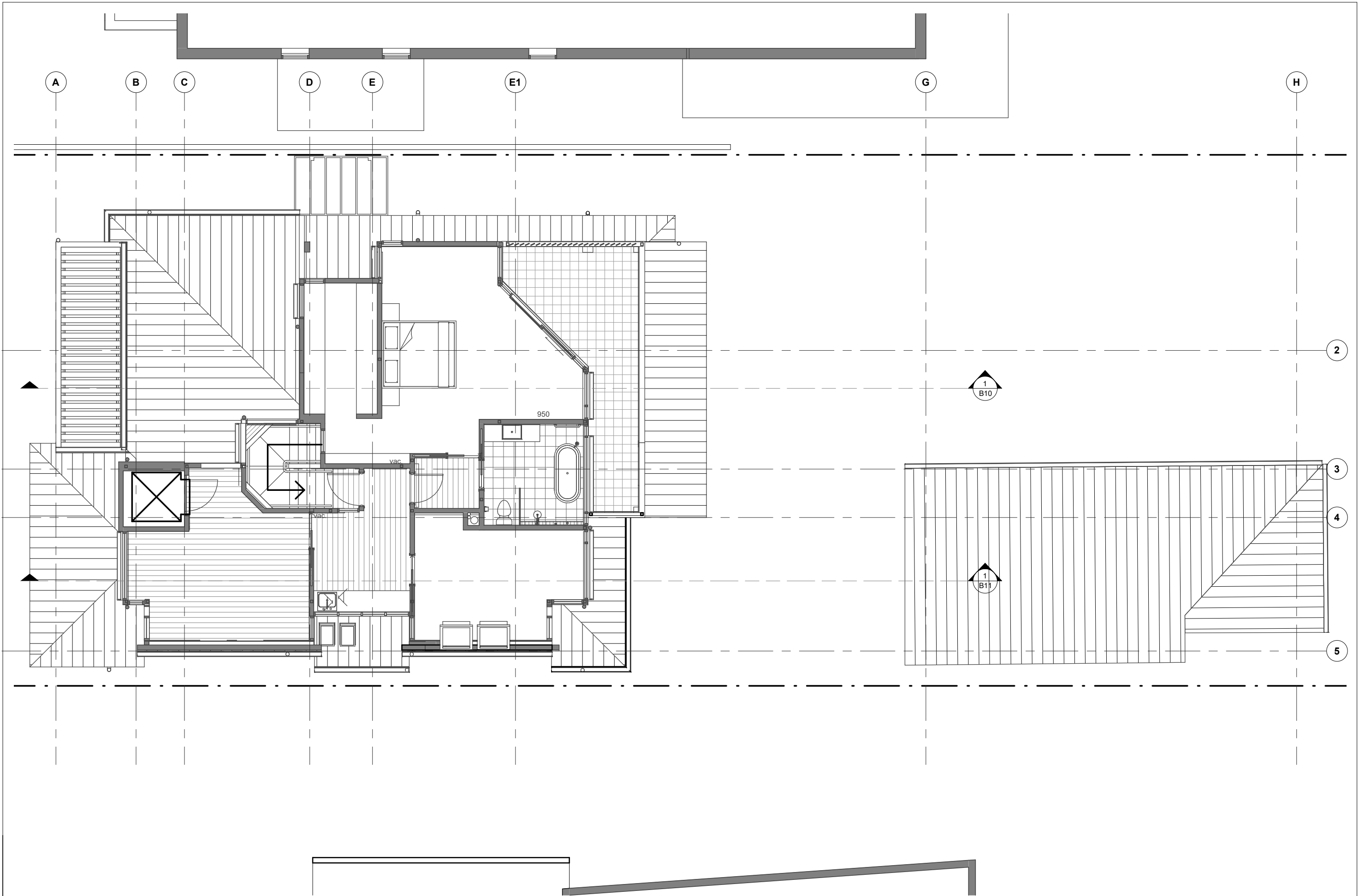
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**EXISTING GROUND FLOOR PLAN**  
1-100  
Dwg Set  
Chk:DF  
Proj Date: NOV 18  
Scale 1 : 100 @A3

| Drawing Number | Rev |
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| DA A- B04      | 1   |

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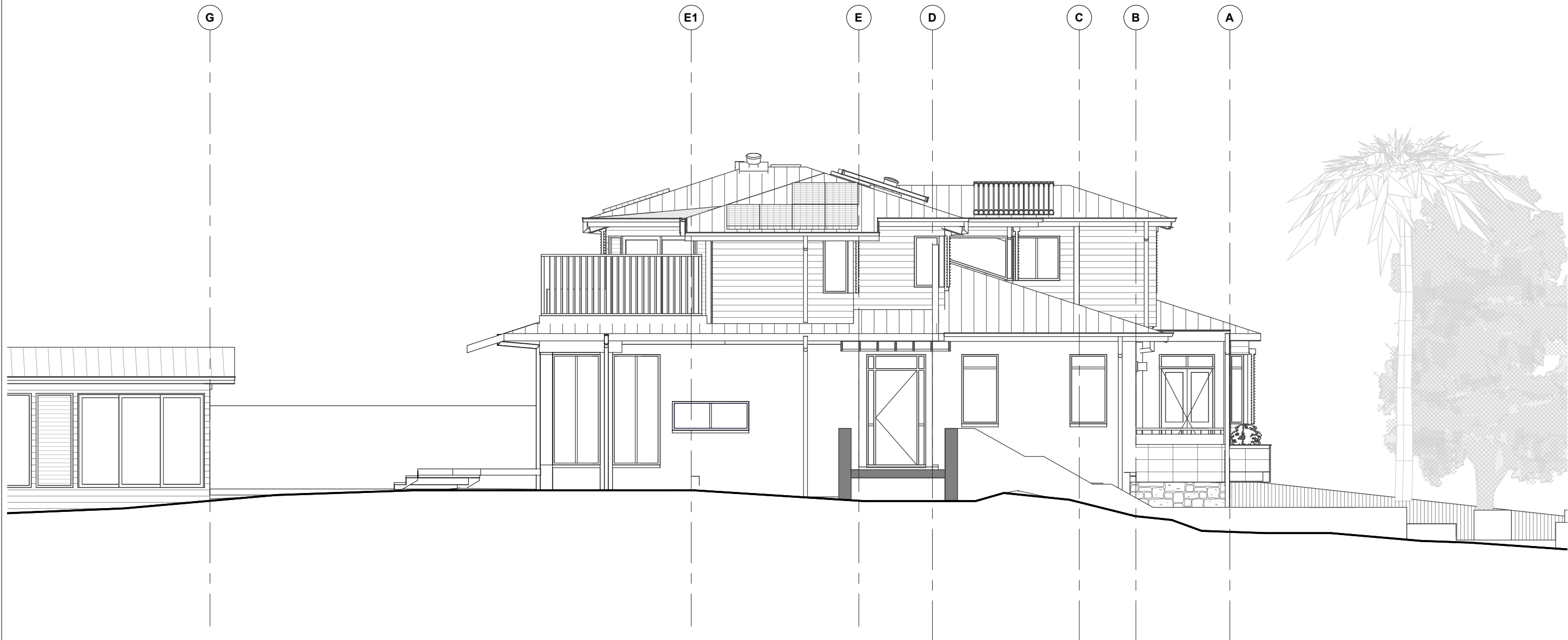
### EXISTING FIRST FLOOR PLAN 1-100

Drw:DP  
Chk:DF  
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| DA      | A- B05         | 1   |

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North

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**EXISTING NORTH ELEVATION 1-100**

Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

**DEVELOPMENT APPLICATION**

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| DA      | A- B06         | 1   |





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Notified Architect DAVID FLEETING NSW ARB5145

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EXISTING EAST ELEVATION 1-100

Drw:Author  
Chk:CheckerProj Date: NOV 18

Scale 1 : 100 @A3

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| DA      | A- B07         | 1   |





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Nominated Architect DAVID FLEETING NSW ARB5145

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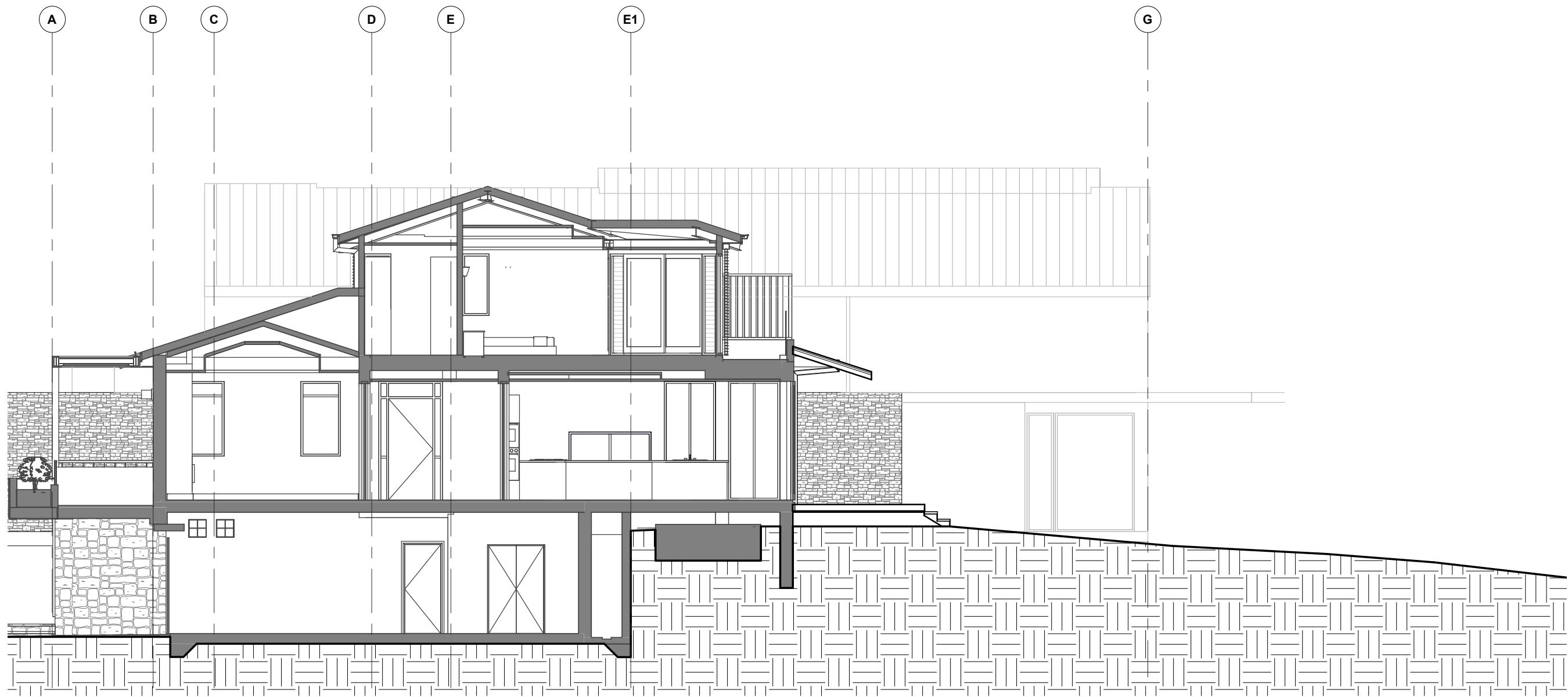
**EXISTING SOUTH ELEVATION 1-100**

Drw: Author  
Chk: Checker Proj Date: NOV 18

Scale 1 : 100 @A3

| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- B08         | 1   |





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Nominated Architect DAVID FLEETING NSW ARB5145

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V & M LINCOLN-SMITH  
LINCOLN-SMITH RESIDENCE  
65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

**EXISTING SECTION A 1-100**

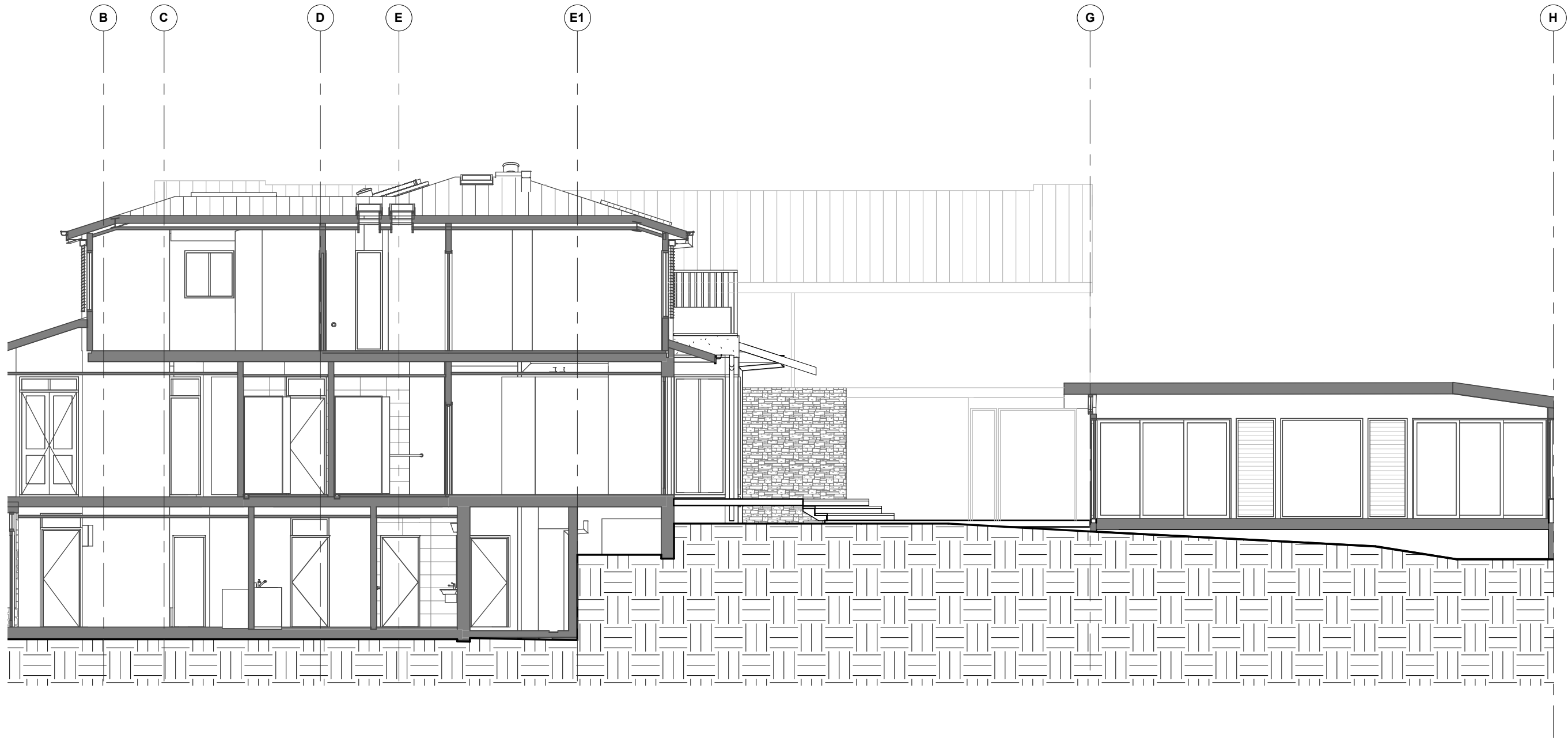
Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

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| DA      | A- B10         | 1   |

22/12/2020 3:21:37 PM





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65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

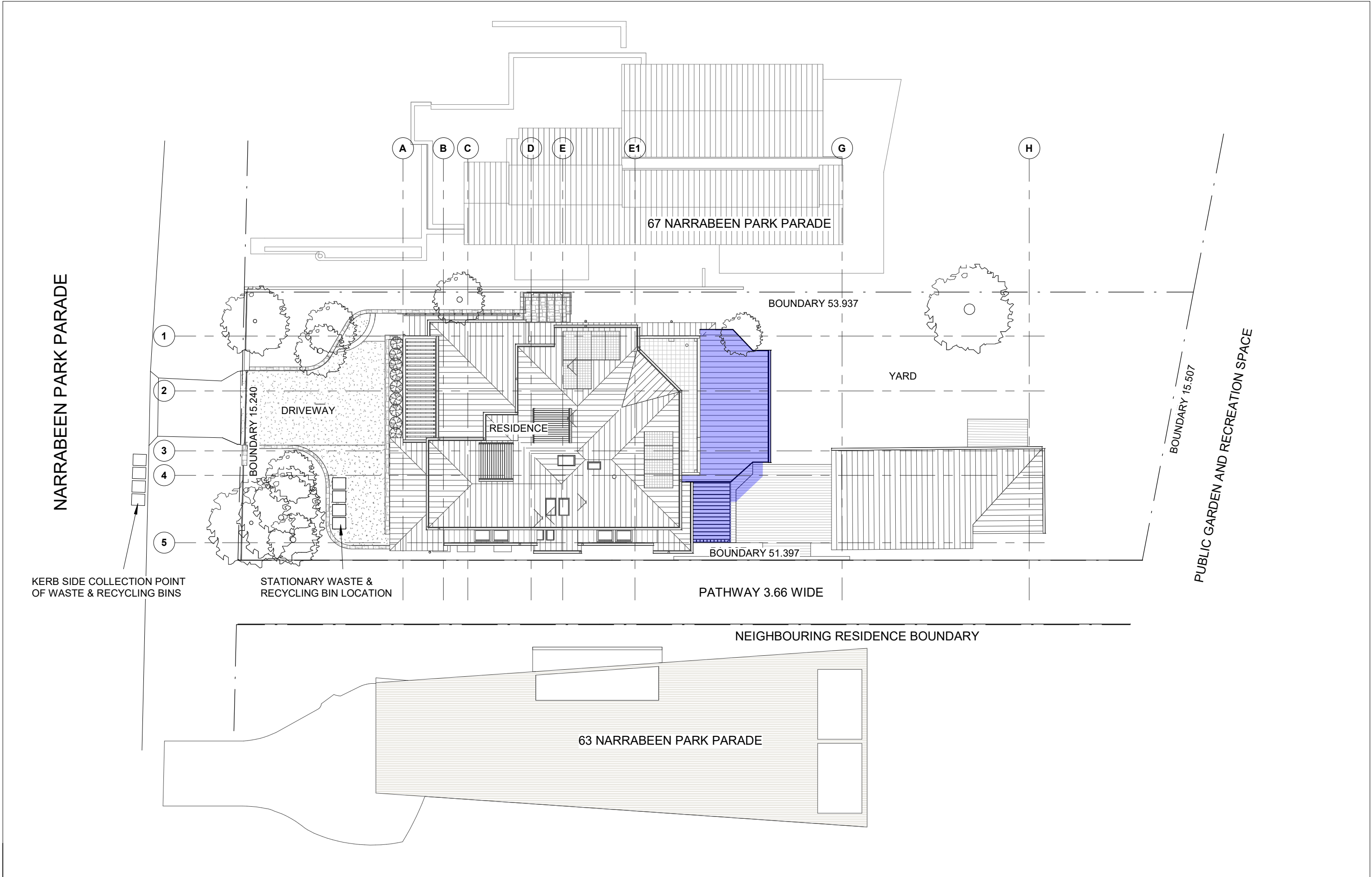
### EXISTING SECTION B 1-100

Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

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| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- B11         | 1   |

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LINCOLN-SMITH RESIDENCE  
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Warriewood  
Lot 14 DP15763

Drw:DP  
Chk:DF

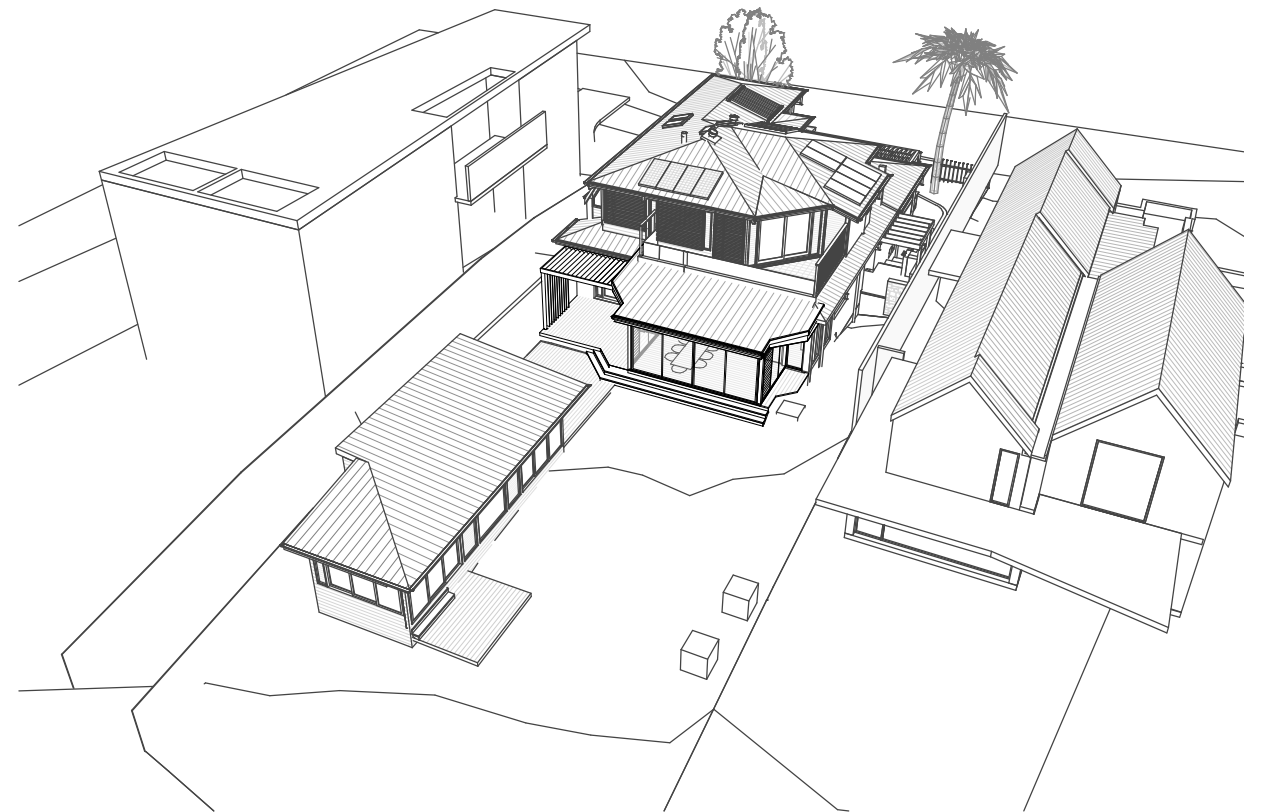
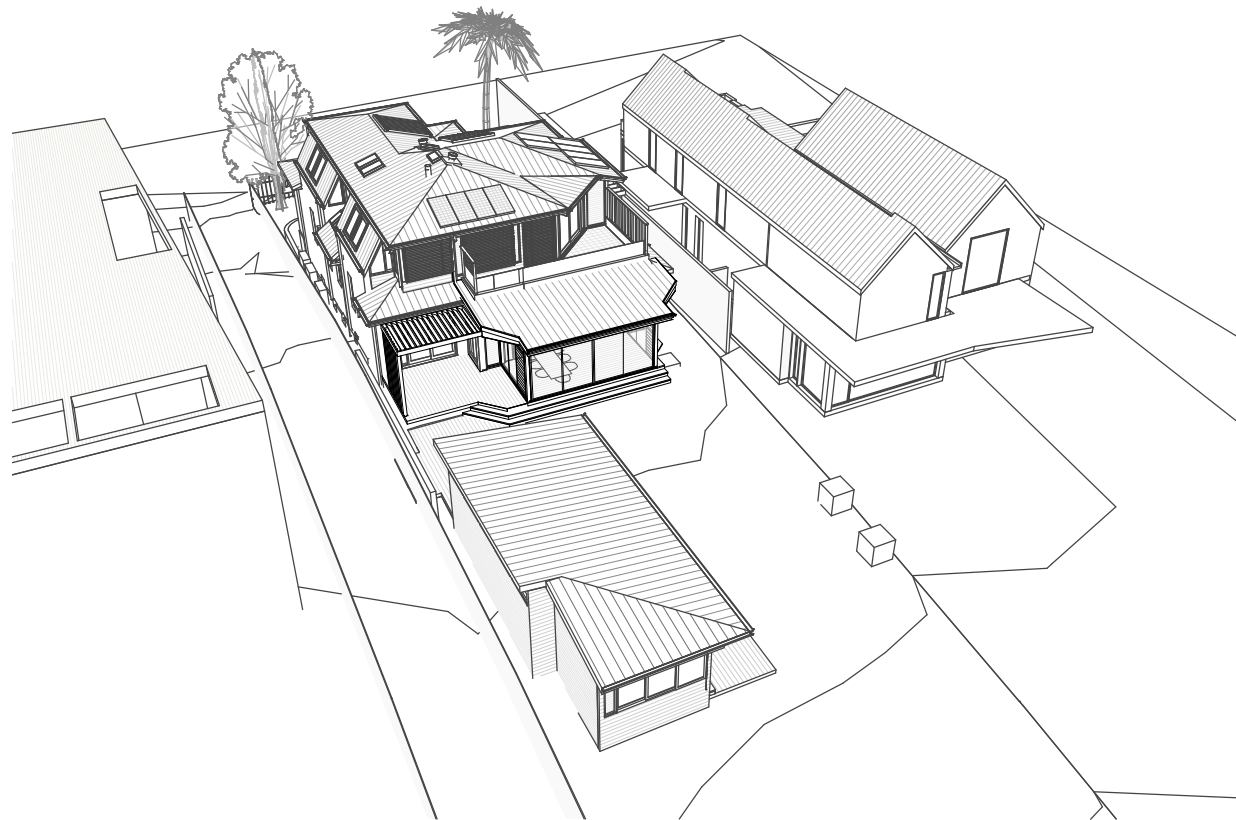
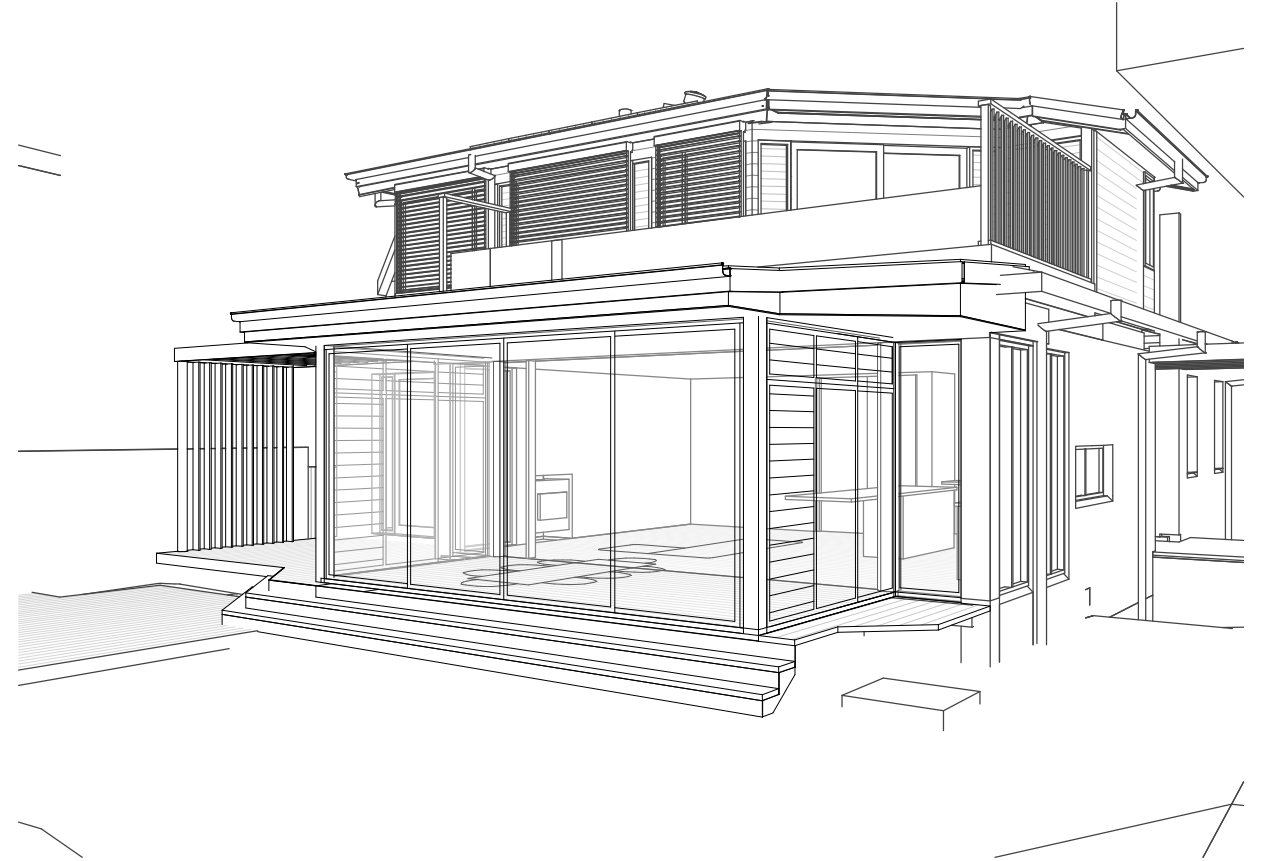
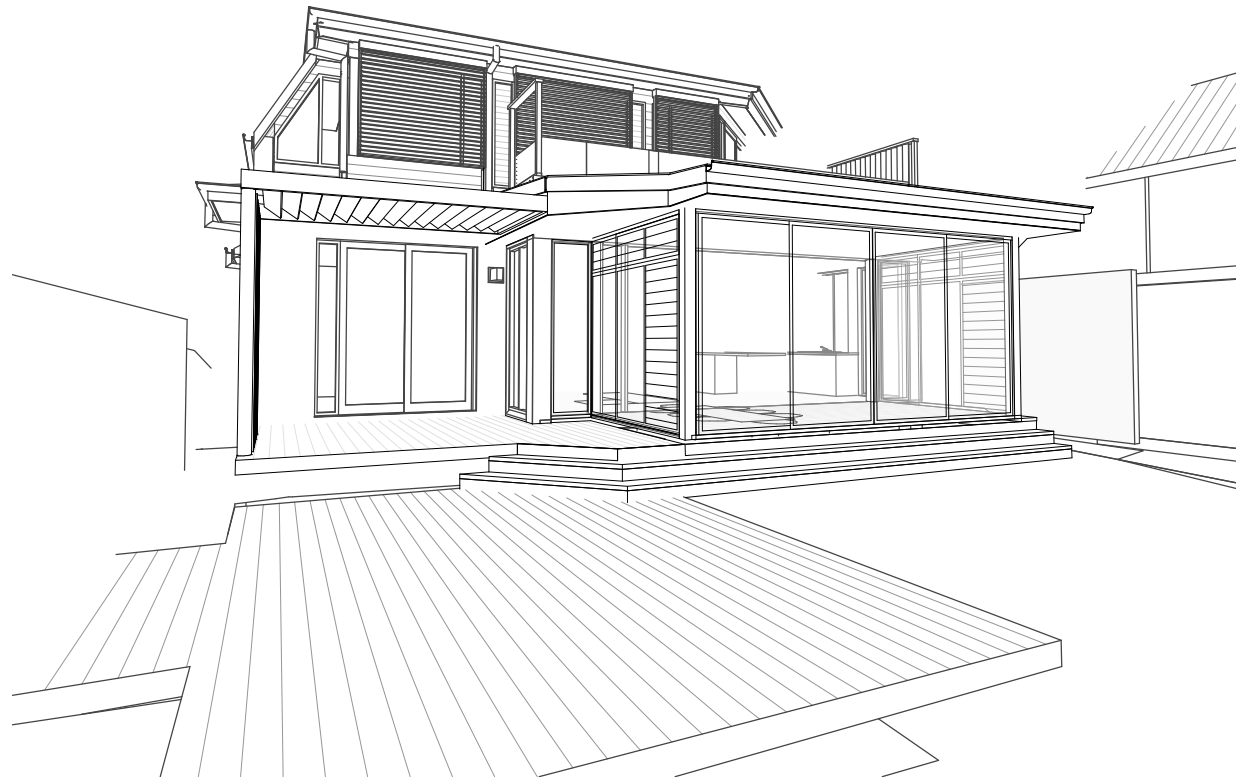
**PROPOSED SITE PLAN 1-200**

Proj Date: NOV 18 Scale 1 : 200 @A3

| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- C01         | 1   |

**DEVELOPMENT APPLICATION**





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65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

PROPOSED 3D VIEWS

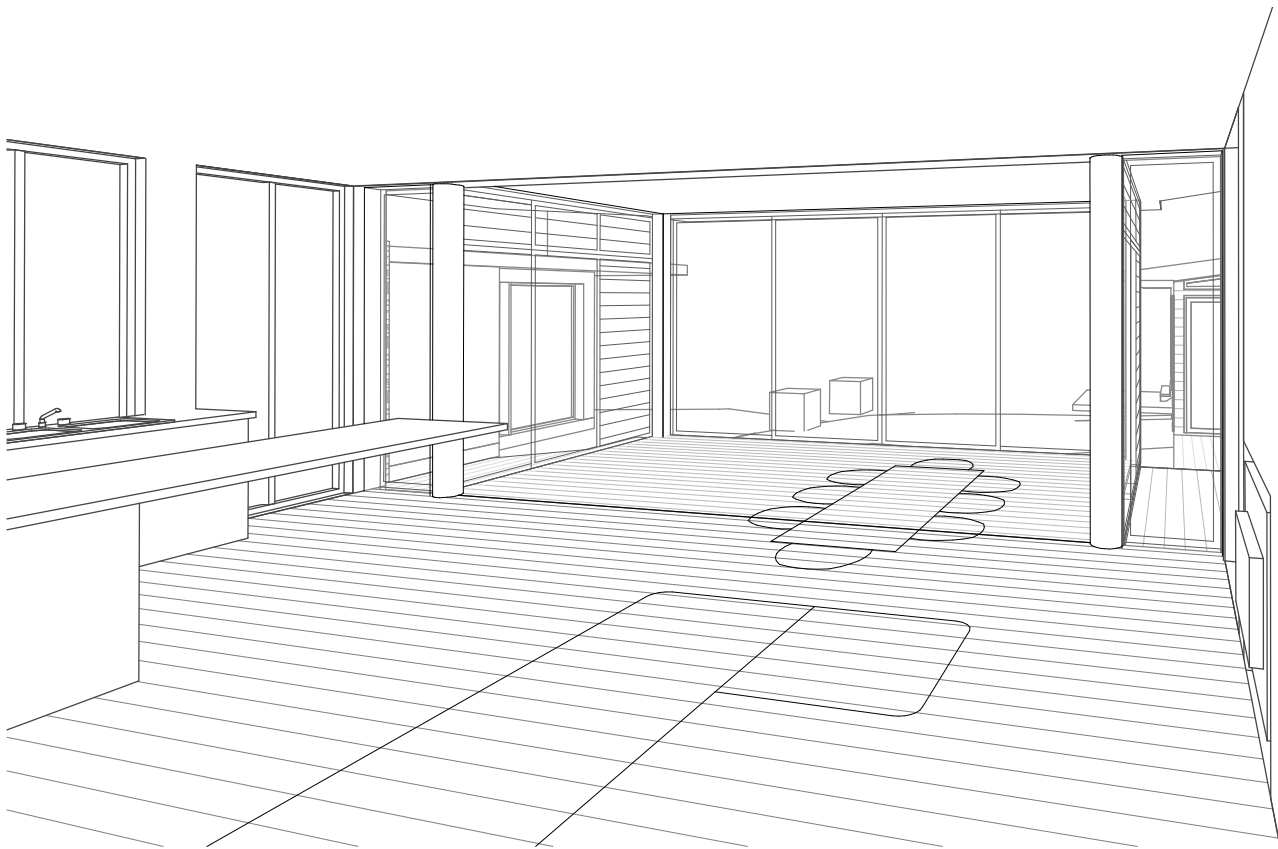
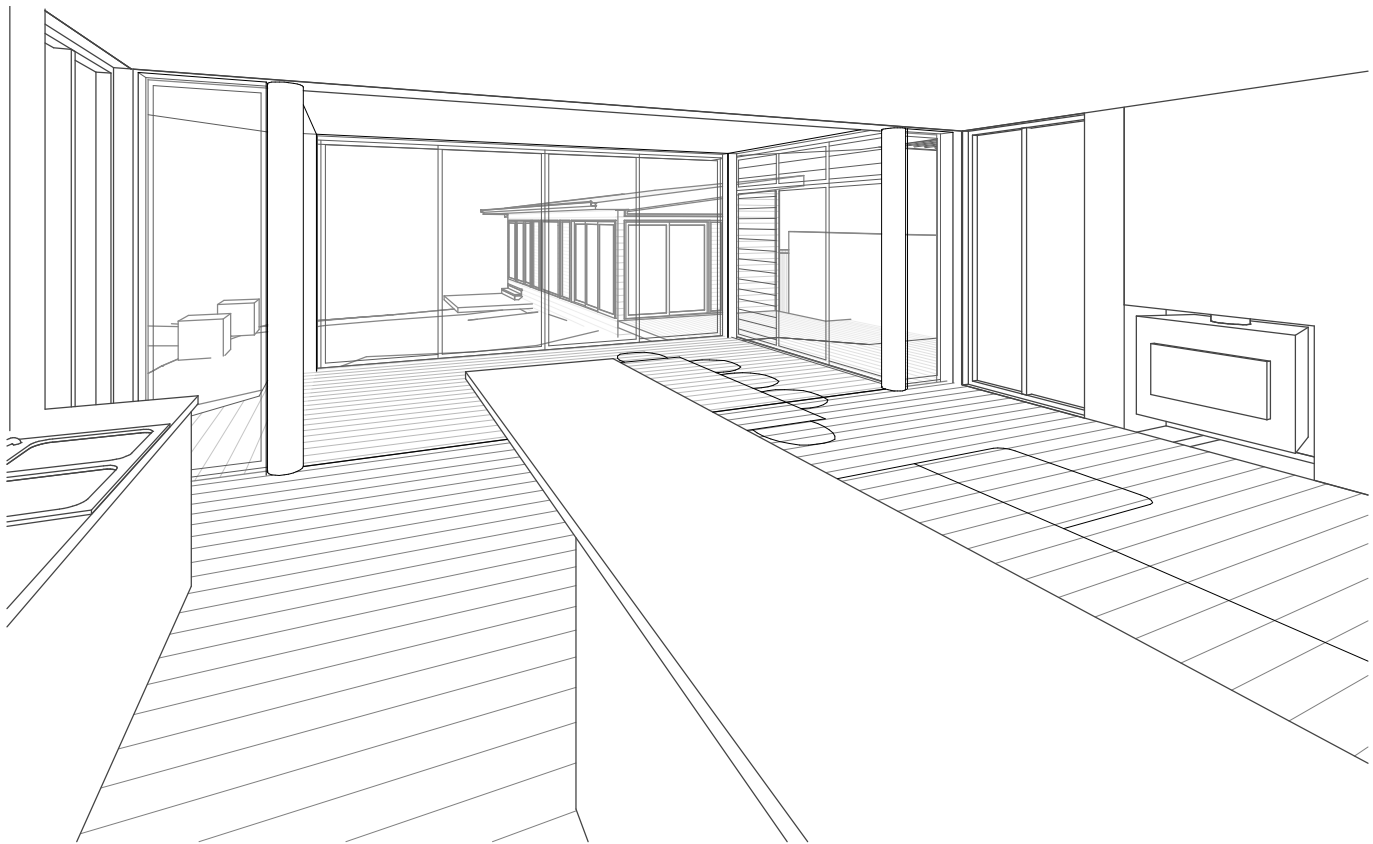
Drw: Author  
Chk: Checker Proj Date: NOV 18

Scale

@A3

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| DA      | A- C02         | 1   |

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Warriewood  
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Drw:TA  
Chk:DF

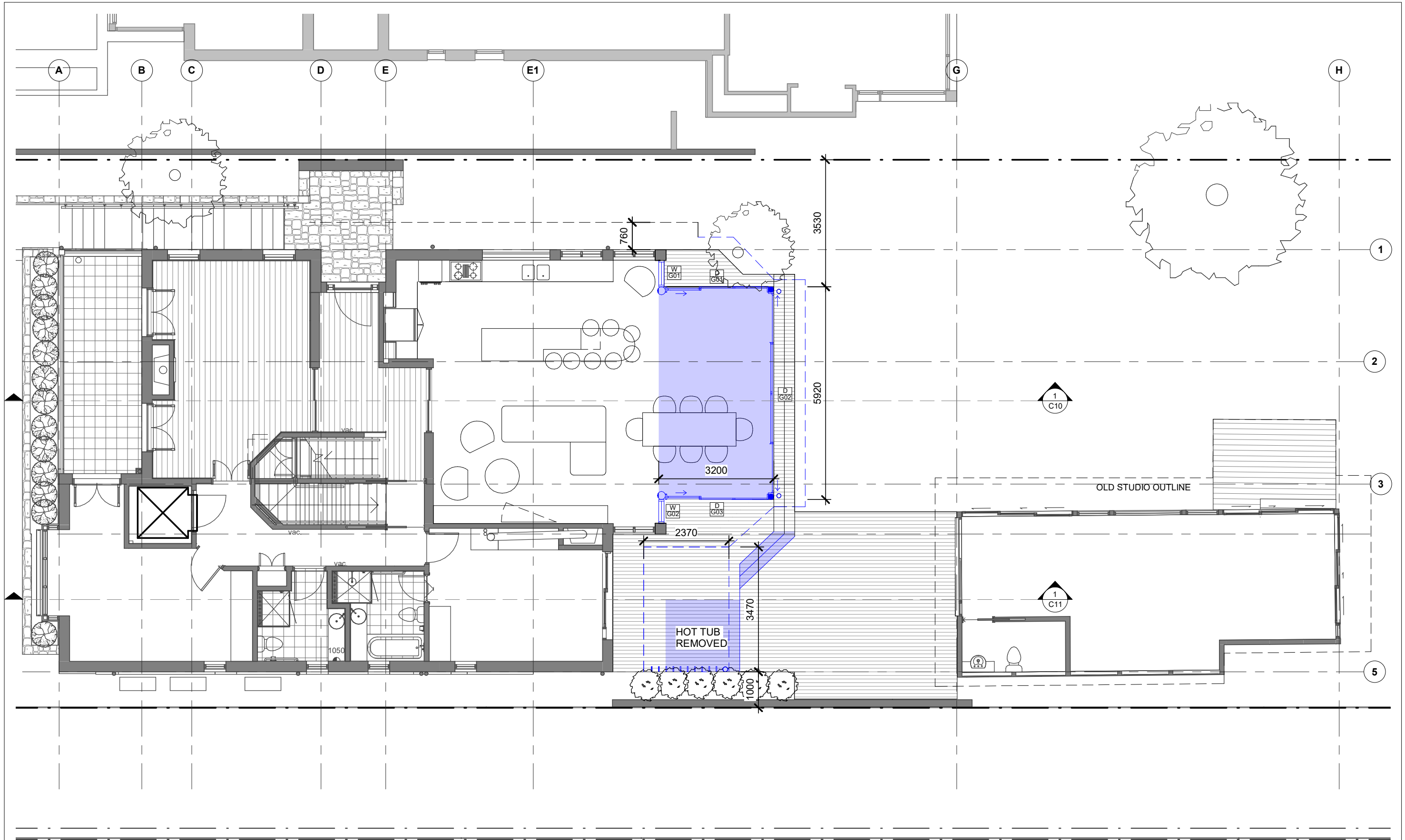
Proj Date: DEC 20

Scale @A3

**PROPOSED INTERIOR VIEWS**

|         |                |     |
|---------|----------------|-----|
| Dwg Set | Drawing Number | Rev |
| DA      | A- C03         | 1   |



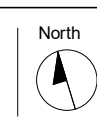


MATERIALS AND FINISHES (SEE E05):

DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING

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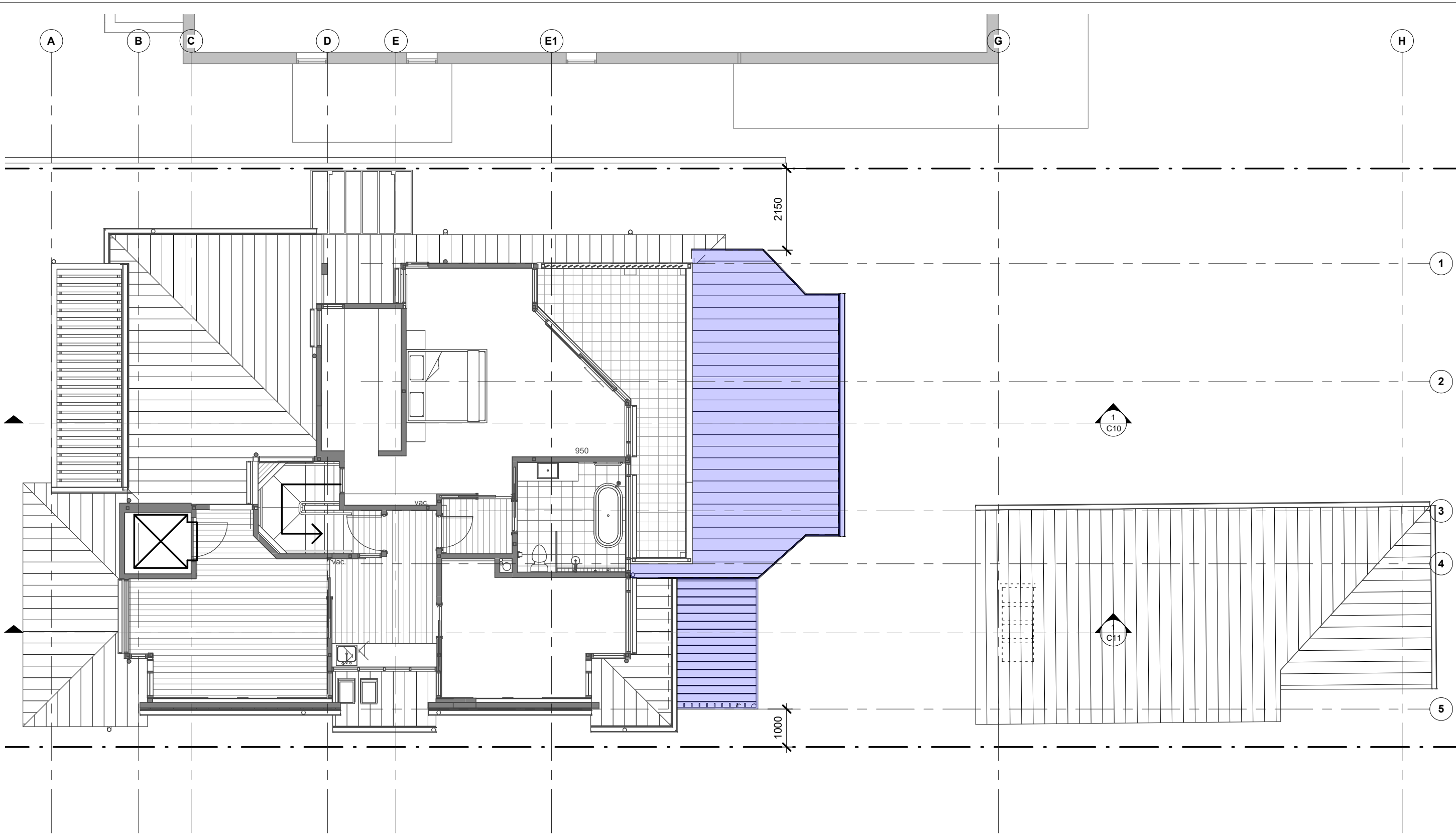
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Lot 14 DP15763

**PROPOSED GROUND PLAN 1-100**  
Dwg Set: DA  
Chk:DF  
Proj Date: NOV 18  
Scale 1:100 @A3

**DEVELOPMENT APPLICATION**  
Drawing Number: A-C04  
Rev: 1



MATERIALS AND FINISHES (SEE E05):

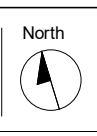
DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING



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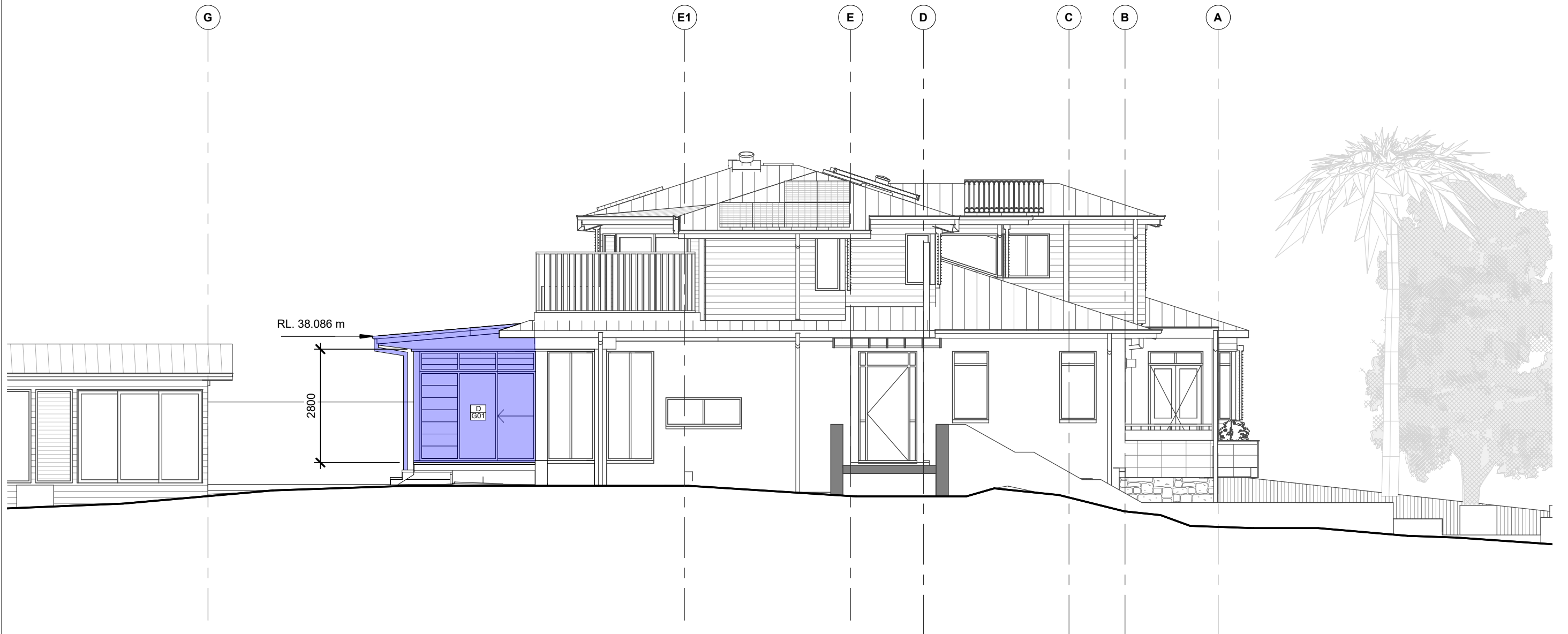
**PROPOSED FIRST FLOOR PLAN**  
1-100  
Proj Date: NOV 18  
Scale 1 : 100 @A3

Dwg Set  
**DA A-**  
Drawing Number  
**C05**  
Rev  
**1**

DEVELOPMENT APPLICATION

22/12/2020 3:21:51 PM



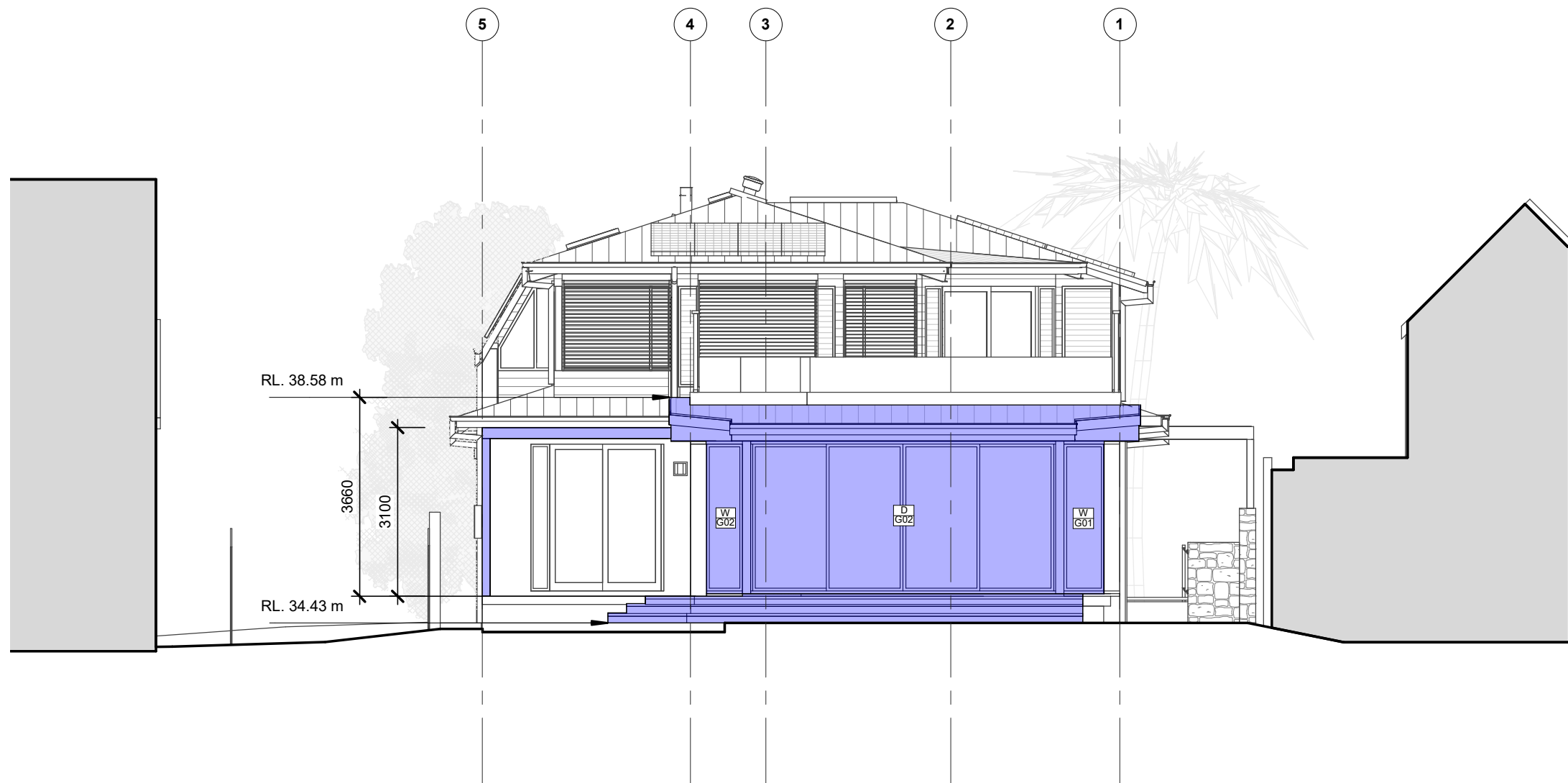


MATERIALS AND FINISHES (SEE E05):

DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING

DEVELOPMENT APPLICATION

|                                                                                                                                                                                                                          |      |          |                         |                                                                                                                                                    |       |                                                                                                       |                                                                                                        |                      |                             |            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|------------|-----------------|
|  <div>DAVID FLEETING ARCHITECTS<br/>PO BOX 364 WAVERLEY NSW 2024 AUSTRALIA<br/>M: 0407 414 755<br/>E: david@dfarchitects.com.au</div> | Rev. | Date     | Revision Description    | DO NOT SCALE.<br>CHECK DIMENSIONS ON SITE.<br>DRAWING COPYRIGHT:<br>DAVID FLEETING ARCHITECTS.<br>IF CONTRADICTIONS OCCUR CONTACT THE<br>ARCHITECT | North | V & M LINCOLN-SMITH<br>LINCOLN-SMITH RESIDENCE<br>65 Narrabeen Pk Pde<br>Warriewood<br>Lot 14 DP15763 | <b>PROPOSED NORTH ELEVATION</b><br>1-100<br>Drw:DP<br>Chk:DF<br>Proj Date: NOV 18<br>Scale 1 : 100 @A3 | Dwg Set<br><b>DA</b> | Drawing Number<br><b>A-</b> | <b>C06</b> | Rev<br><b>1</b> |
|                                                                                                                                                                                                                          | 1    | 22/12/20 | DEVELOPMENT APPLICATION |                                                                                                                                                    |       |                                                                                                       |                                                                                                        |                      |                             |            |                 |



MATERIALS AND FINISHES (SEE E05):  
DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING



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Lot 14 DP15763

PROPOSED EAST ELEVATION 1-100

Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

DEVELOPMENT APPLICATION

| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- C07         | 1   |

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MATERIALS AND FINISHES (SEE E05):

DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING

DEVELOPMENT APPLICATION

DAVID FLEETING ARCHITECTS

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65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

PROPOSED SOUTH ELEVATION

1-100

Drw:Author  
Chk:CheckerProj Date: NOV 18

Scale 1 : 100 @A3

Dwg Set

Drawing Number

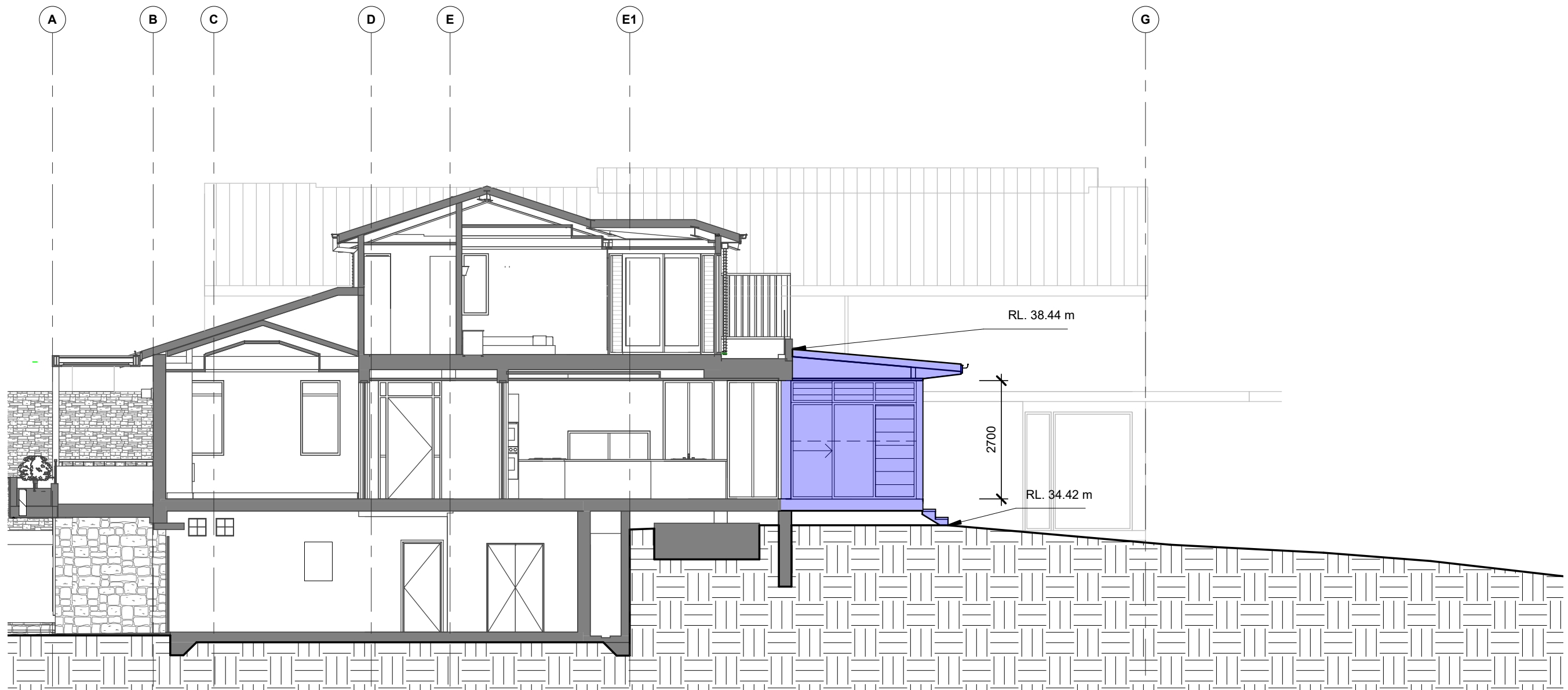
Rev

DA

A-

C08

1



MATERIALS AND FINISHES (SEE E05):

DOOR FRAMES: NATURAL ANODISED ALUMINIUM - AS PER EXISTING  
ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING



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65 Narrabeen Pk Pde  
Warriewood  
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**PROPOSED SECTION A 1-100**

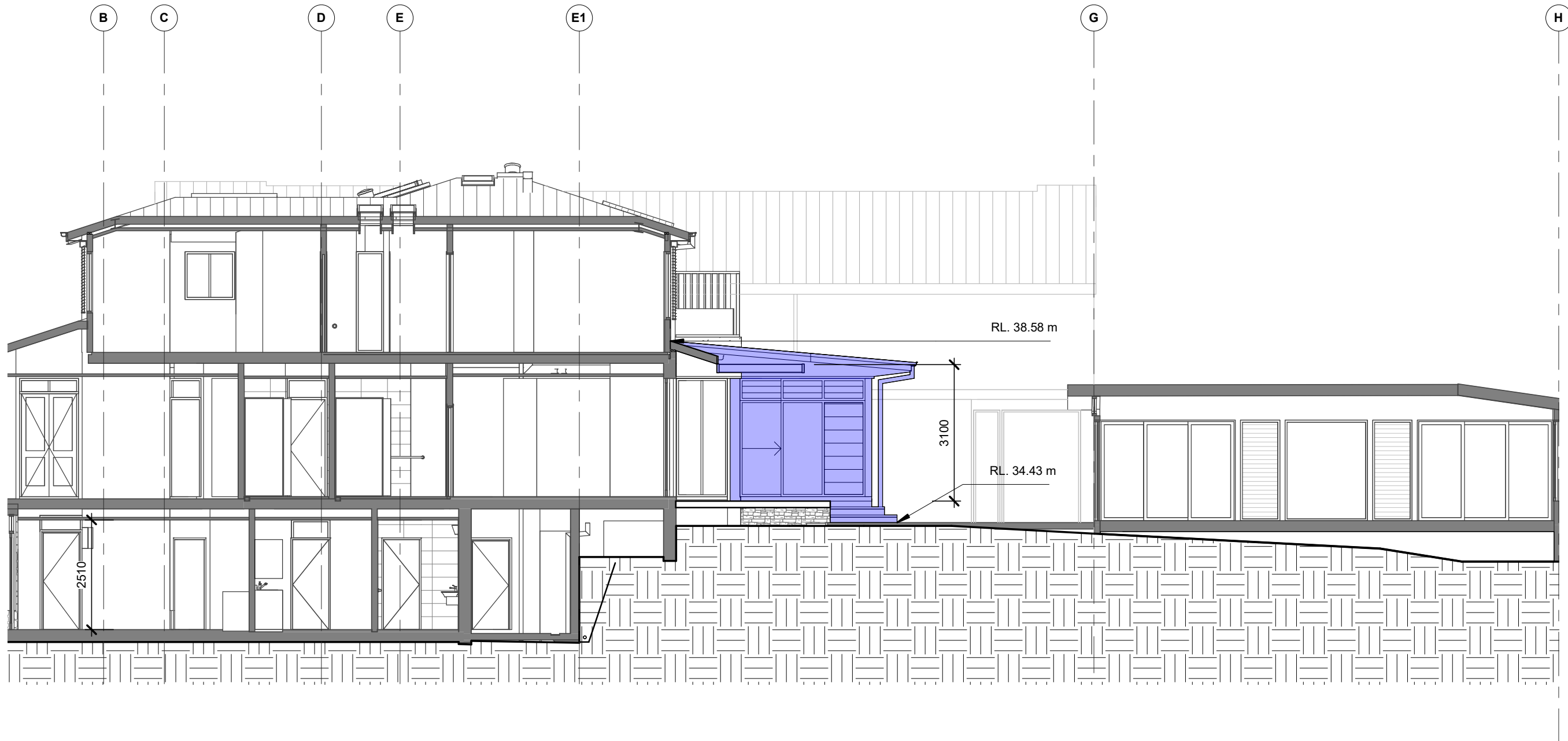
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Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

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| DA      | A- C10         | 1   |

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22/12/2020 3:21:58 PM





MATERIALS AND FINISHES (SEE E05):

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ROOF: METAL DECK - SURFMIST - AS PER EXISTING  
TIMBER DECK - AS PER EXISTING



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65 Narrabeen Pk Pde  
Warriewood  
Lot 14 DP15763

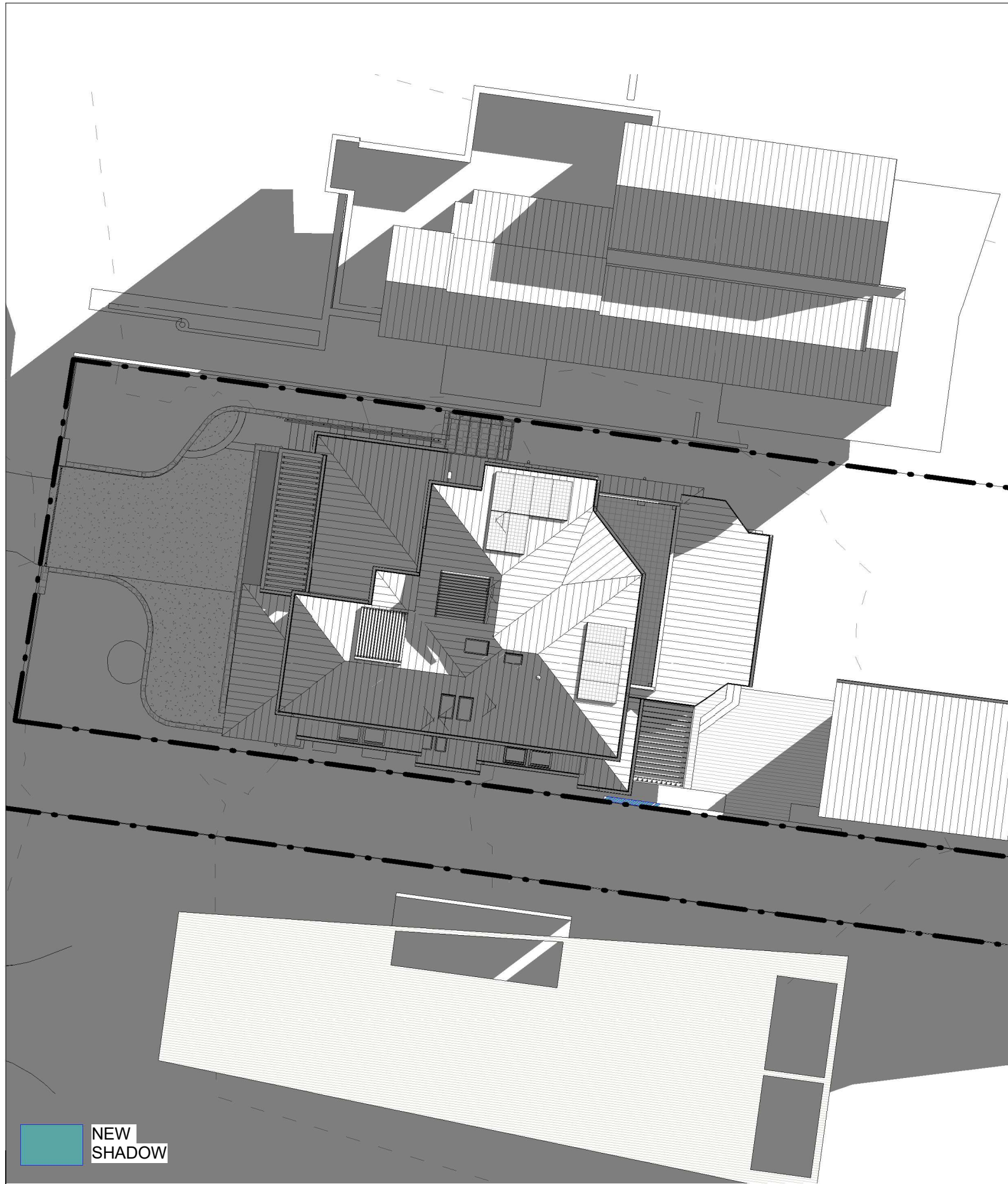
**PROPOSED SECTION B 1-100**

Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

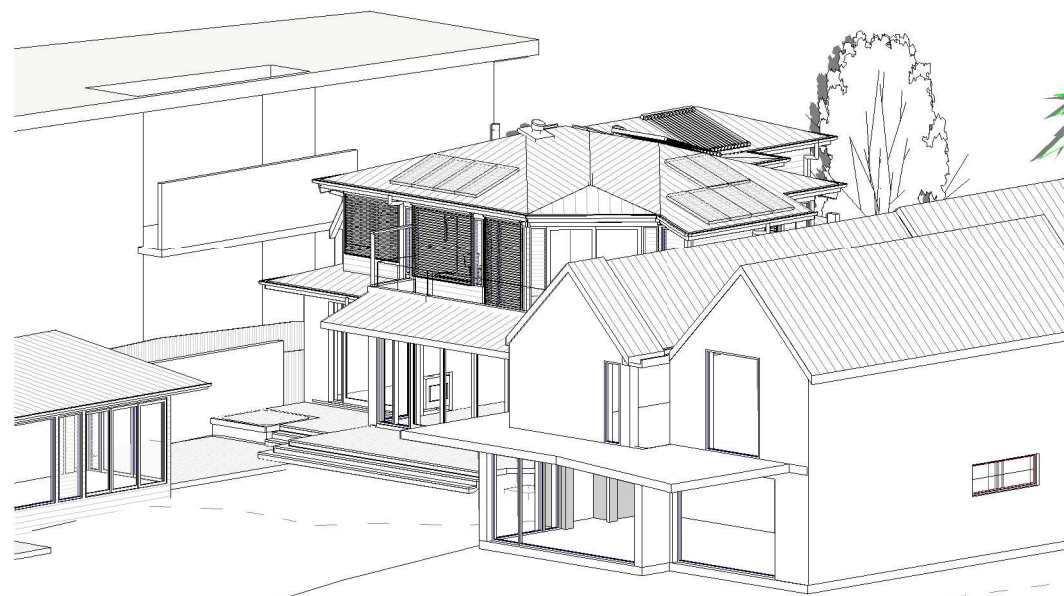
| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- C11         | 1   |

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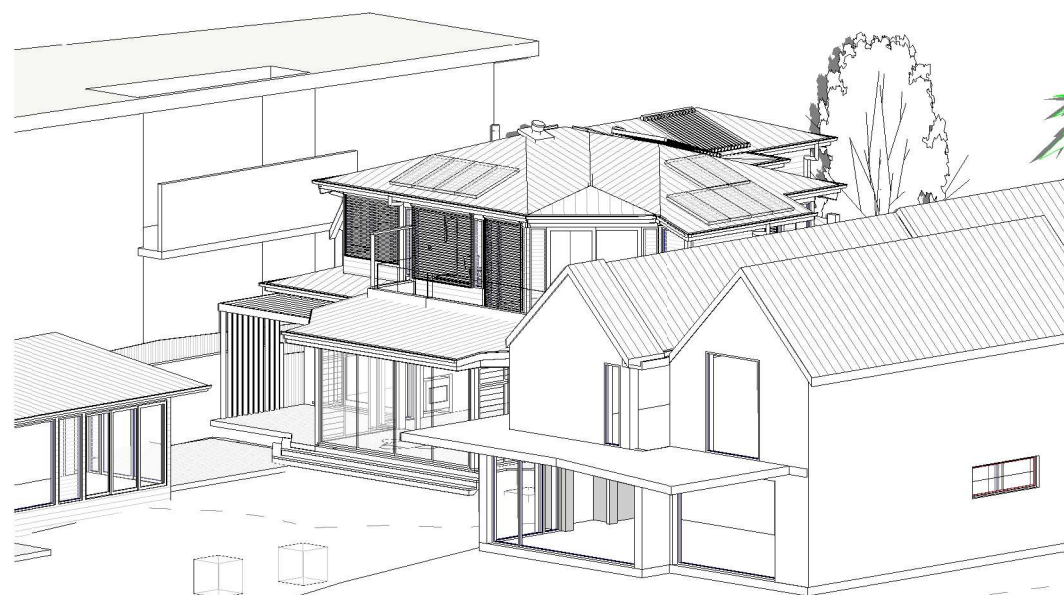
22/12/2020 3:21:59 PM



JUNE 22 9AM SHADOW DIAGRAM PLAN



JUNE 22 9 AM VIEW FROM SUN - EXISTING



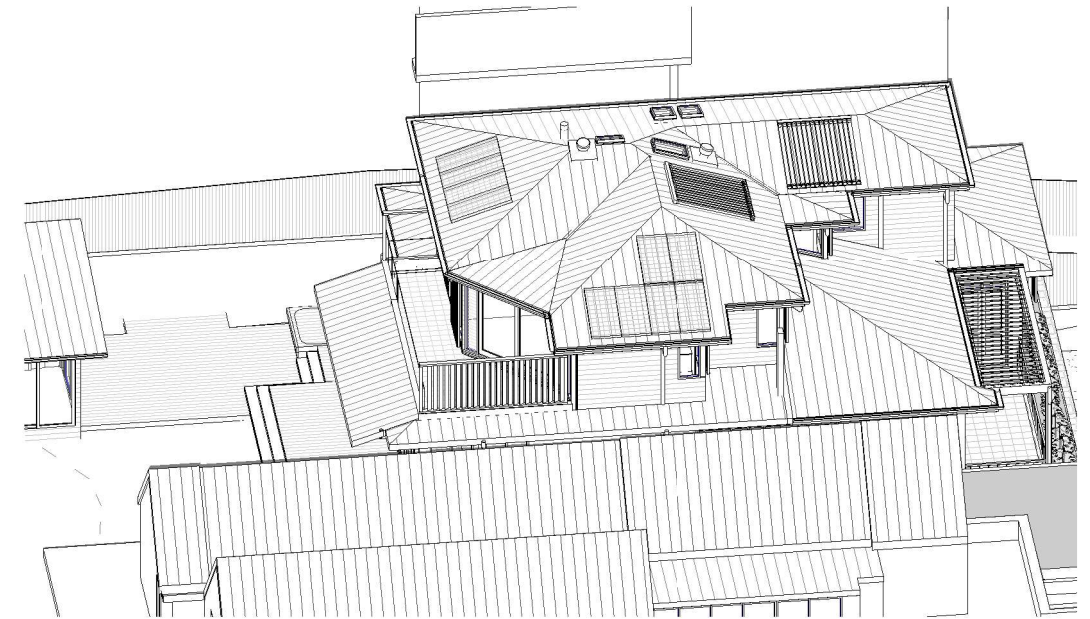
JUNE 22 9 AM VIEW FROM SUN - PROPOSED



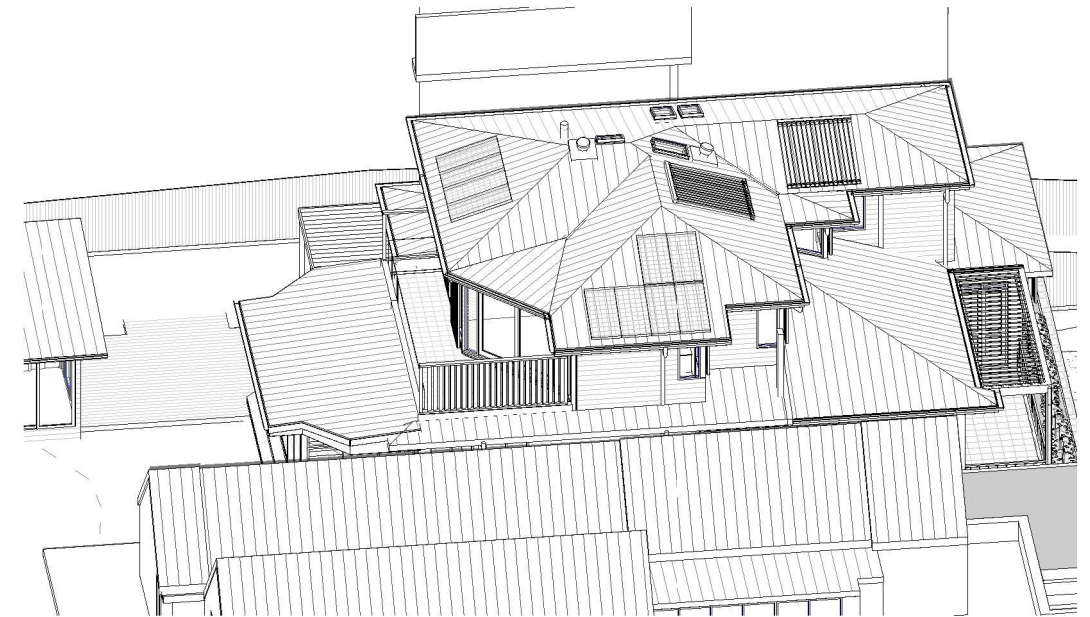


NEW  
SHADOW

JUNE 22 12PM SHADOW DIAGRAM PLAN



JUNE 22 9 AM VIEW FROM SUN - EXISTING



JUNE 22 9 AM VIEW FROM SUN - PROPOSED

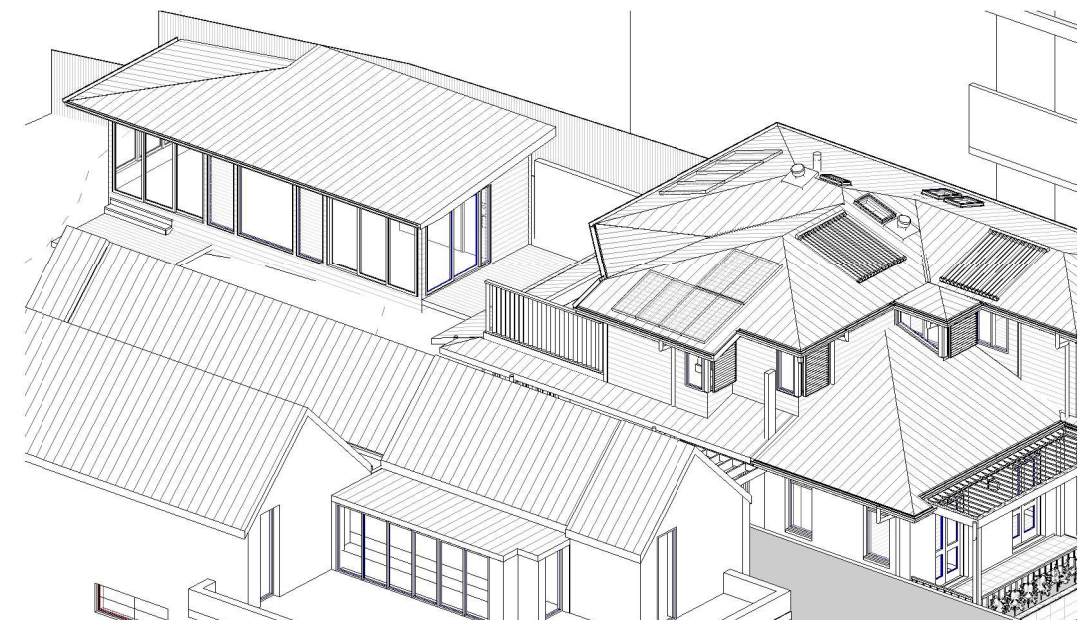
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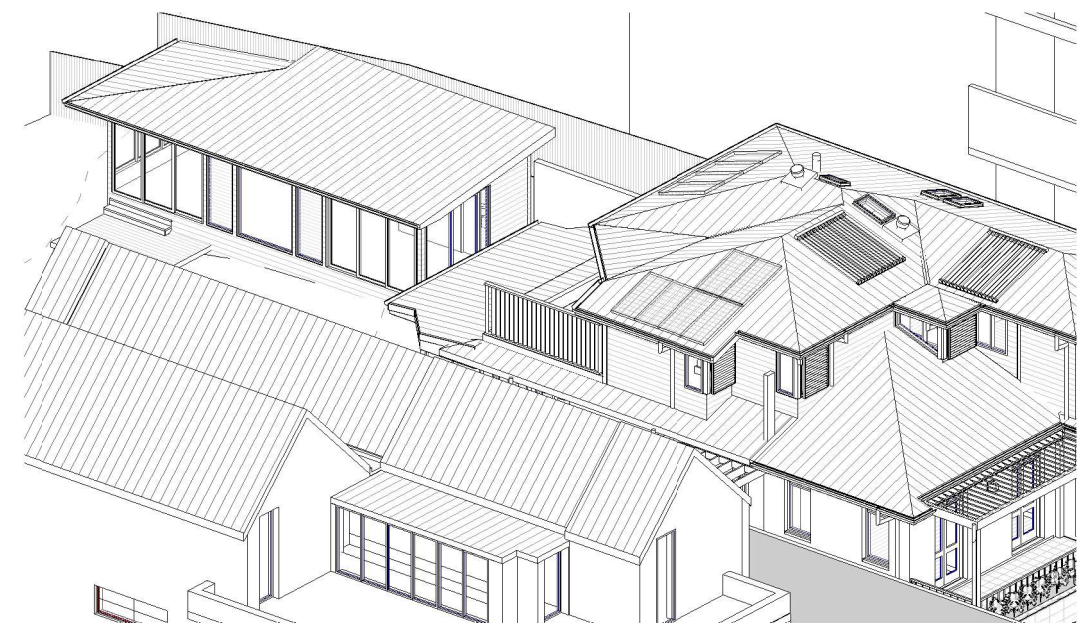




JUNE 22 3PM SHADOW DIAGRAM PLAN

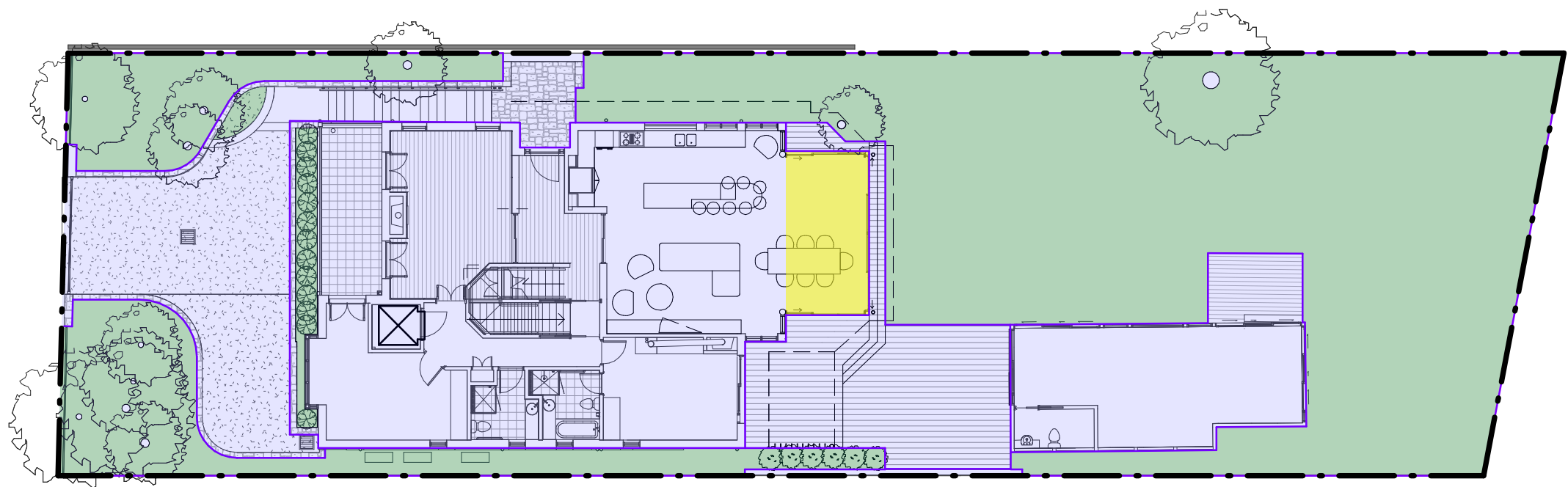


JUNE 22 9 AM VIEW FROM SUN - EXISTING



JUNE 22 9 AM VIEW FROM SUN - PROPOSED





REQUIRED LANDSCAPE: 50%  
TOTAL SITE AREA: 802.4SQM  
LANDSCAPED AREA (%): 395SQM (49%)

NO CHANGE TO HARD SURFACE AREA OR LANDSCAPED AREA

PROPOSED ADDITIONAL INTERIOR FLOOR SPACE (YELLOW): 18SQM



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Nominated Architect DAVID FLEETING NSW ARB5145

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Warriewood  
Lot 14 DP15763

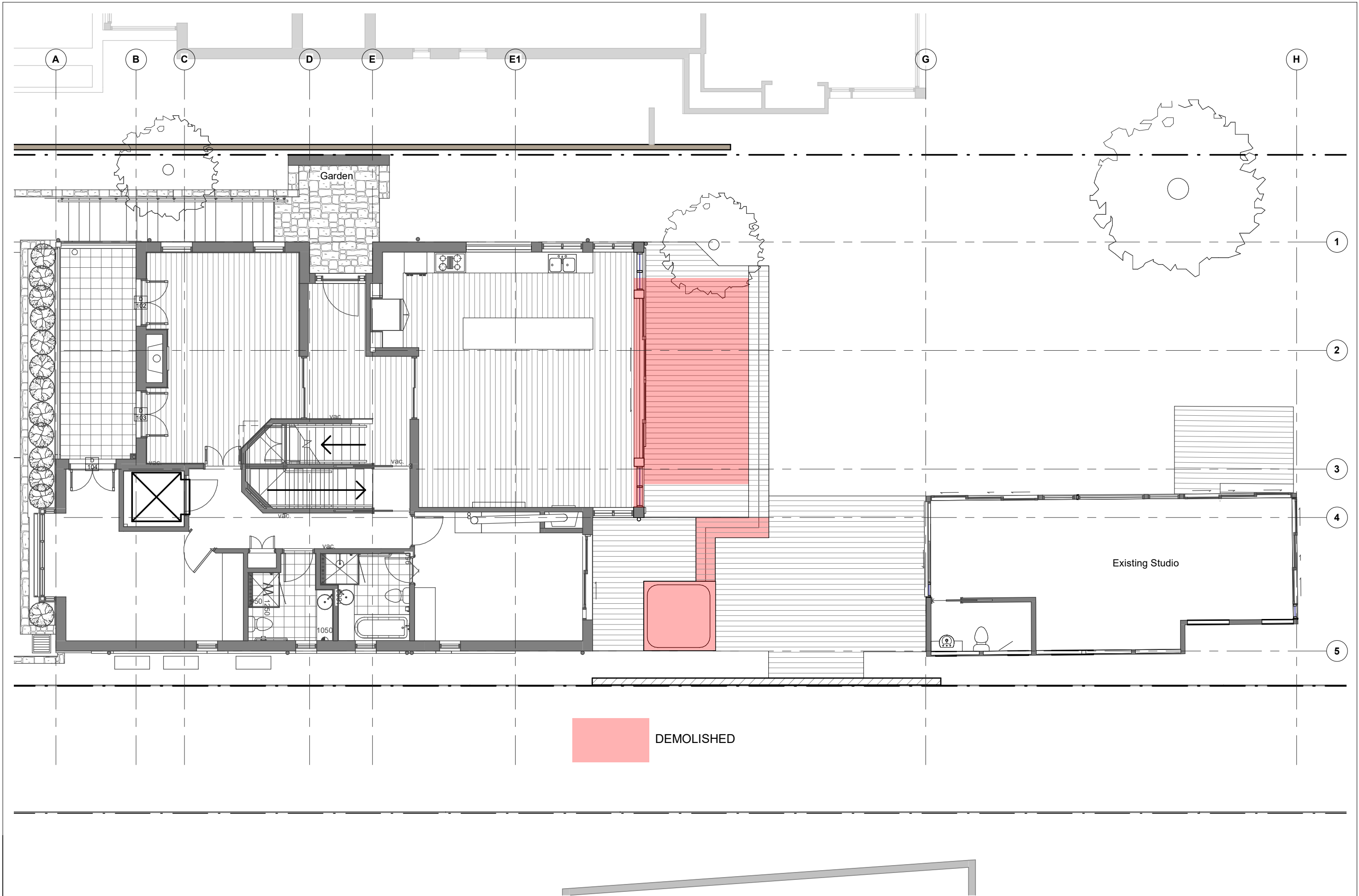
Drw: Author  
Chk: Checker Proj Date: NOV 18

AREA STUDY  
Scale 1 : 200 @A3

DEVELOPMENT APPLICATION

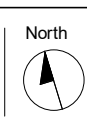
| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- E01         | 1   |

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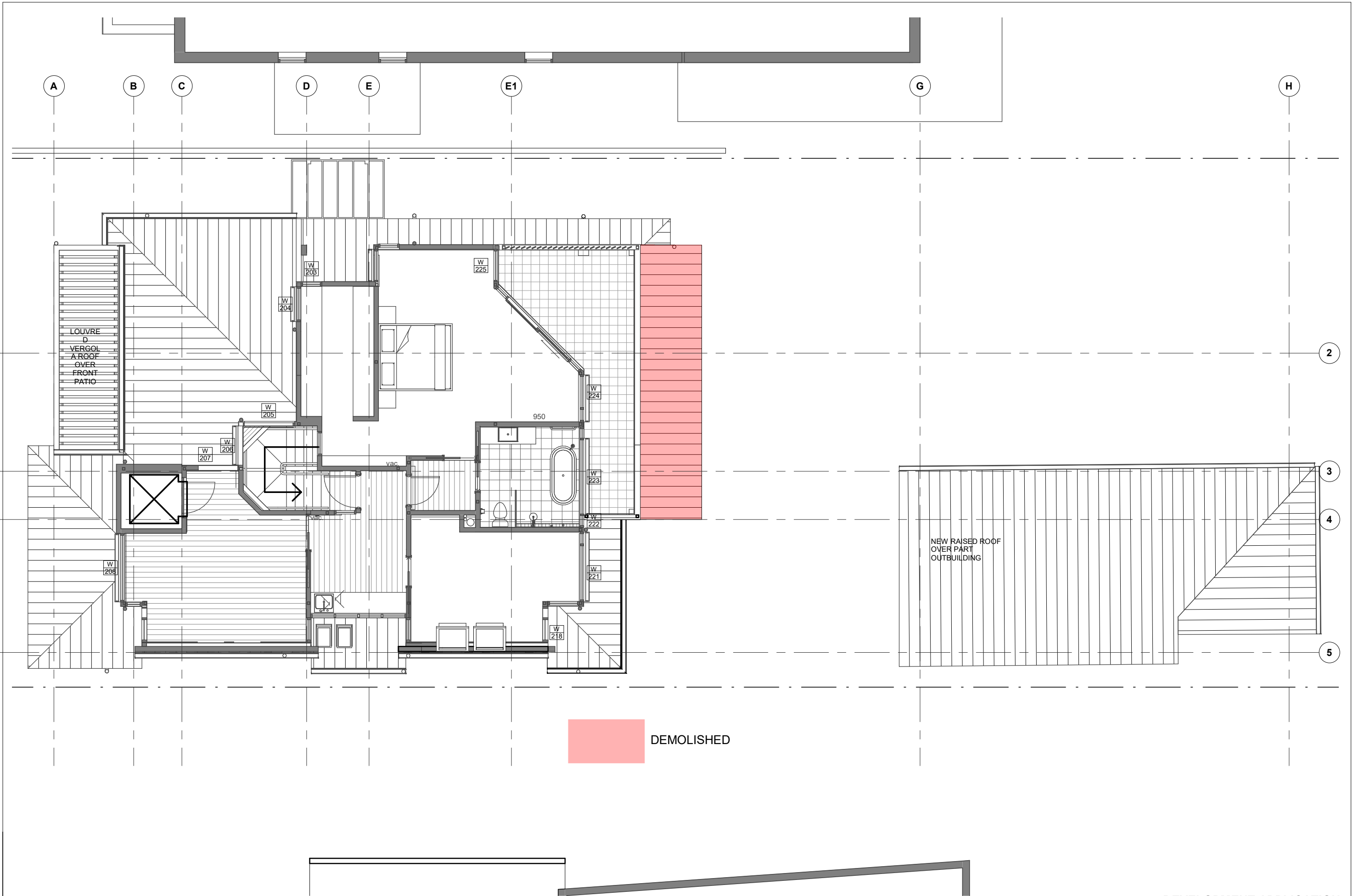


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LINCOLN-SMITH RESIDENCE  
65 Narrabeen Pk Pde  
Warriewood  
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**DEMOLITION PLAN - GROUND FLOOR**  
Dwg Set: DA  
Drawing Number: A-  
Rev: E02  
Date: NOV 18  
Scale: 1:100 @A3

**DEVELOPMENT APPLICATION**  
Rev: 1





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Warriewood  
Lot 14 DP15763

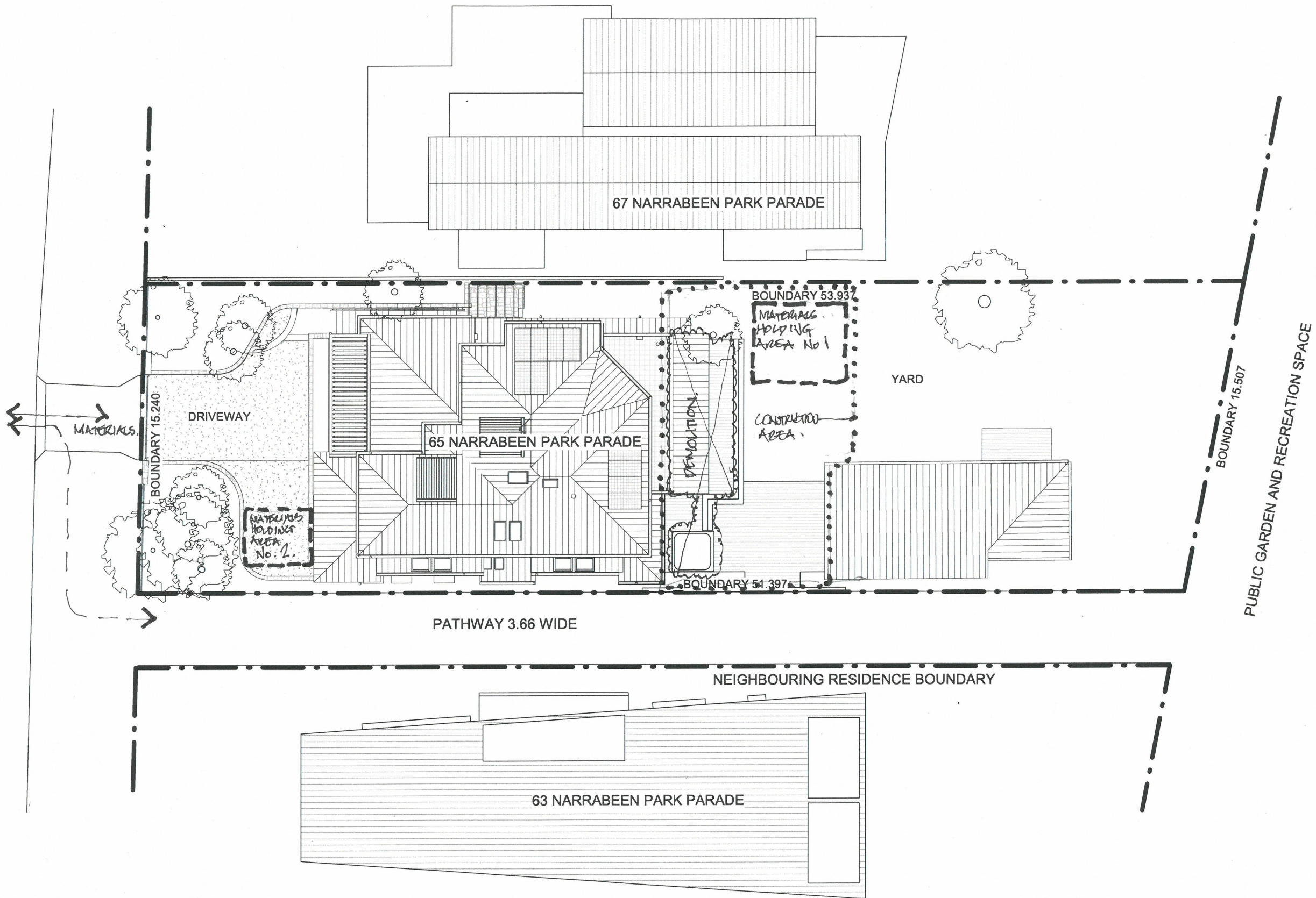
### DEMOLITION PLAN - FIRST FLOOR

Drw: Author  
Chk: Checker Proj Date: NOV 18 Scale 1 : 100 @A3

### DEVELOPMENT APPLICATION

| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A-             | E03 |
|         |                | 1   |

NARRABEEN PARK PARADE



DEVELOPMENT APPLICATION



NATURAL ANODISED ALUMINIUM DOOR FRAMES  
AS PER EXISTING



METAL DECK ROOFING - SURFMIST  
AS PER EXISTING



TIMBER DECK  
AS PER EXISTING



| Rev. | Date     | Revision Description    |
|------|----------|-------------------------|
| 1    | 22/12/20 | DEVELOPMENT APPLICATION |

DO NOT SCALE.  
CHECK DIMENSIONS ON SITE.  
DRAWING COPYRIGHT:  
DAVID FLEETING ARCHITECTS.  
IF CONTRADICTIONS OCCUR CONTACT THE  
ARCHITECT

North

V & M LINCOLN-SMITH  
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**SCHEDULE OF MATERIALS AND FINISHES**

Drw: Author  
Chk: CheckerProj Date: NOV 18

Scale

@A3

| Dwg Set | Drawing Number | Rev |
|---------|----------------|-----|
| DA      | A- E05         | 1   |

DEVELOPMENT APPLICATION