

DEVELOPMENT APPLICATION

STATEMENT OF ENVIRONMENTAL EFFECTS

1st April 2023 - Revision A

117 Rickard Road, North Narrabeen

Client: Sam and Jeff Ginsburg

Proposed Development: Alterations & Additions to an existing dwelling including the demolition of the existing street facing balcony and replacement with a new balcony and habitable room below. Renewal of existing pergola over balcony, and renewed external finishes.

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared on behalf of Sam and Jeff Ginsburg to support a development application for alterations and additions to an existing dwelling, including an extended balcony and lower ground floor study.

The proposed alterations and upgrades to finishes will improve the amenity of the occupants, as well as the views of the street facing facade from Rickard Road. The proposal will have minimal impact on adjacent neighbours, with a similar bulk and scale to the existing form.

SITE DESCRIPTION

Location	117 Rickard Road North Narrabeen. Lot 65, DP 16212.
Site Area	556.5 m ²
Zoning	Zoned 'C4 - Environmental Living' pursuant to Pittwater LEP 2014.
Geotechnical Hazards	The site is a part of the Geotechnical Hazard zone H1.
Site Description	<p>The site is rectangular and has a northern orientation to Rickard Rd. The site is occupied by a single storey dwelling, with a lower ground floor storage room below the existing balcony. It is set between two (originally) similar dwellings, with split levels across the sloping topography, within a neighbourhood of similar character, freestanding dwelling houses. The immediate neighbours on either side (115 and 119 Rickard Rd) are similar lightweight clad dwelling houses, also with street facing balconies. Immediately opposite the road is a freestanding framed cottage, adjoining weatherboard cottages.</p> <p>The front façade of the subject house is composed of weatherboard cladding. The existing roof is a skillion metal sheet roof. The rear of the house is also clad in weatherboards.</p>
Topography	There is a 12.3m fall across the site from South to North. The highest level on the site is at the rear of the site, at RL 35.77. The site slopes from this point to the street kerb.
Easements	The site contains no easements.
Vegetation	The site contains significant vegetation to the south / rear, all of which has been retained. There is 1x mature Frangipani tree proposed for removal in the front yard. A suitable native canopy tree replacement is proposed.
Surrounding Context	The surrounding context includes mostly residential houses amidst dense pockets of vegetation and waterways. The main commercial zone close to the subject site is along Pittwater Rd and consists of commercial premises on the ground floor with hospitality or residences either above or behind. The closest park is Nareen Parade. The subject property sits in the middle of Rickard Rd, equidistant from Nareen Parade and Narrabeen Lagoon.

Fig 01. Aerial view of the subject site at 117 Rickard Rd (Six Maps)



Fig 02. Photo of Street Elevation of 117 Rickard Rd



Fig 03. Photo of Rear Patio of 117 Rickard Road



Fig 04. Photo of existing deck + pergola to be renewed



Fig 05. Photo of existing lower ground storage room



DESCRIPTION OF THE PROPOSAL

OVERVIEW

Pursuant to Section 79C of the Act, development consent is being sought for alterations and additions to the existing dwelling, including the following:

- Demolition of the existing street facing balcony and storage area below
- Demolition of 1x existing Frangipani tree and 1x small shrub to the front garden. Replacement of canopy trees with suitable native alternatives is proposed.
- Replacement of existing street facing balcony with a new balcony which runs the width of the street facing facade, with a replacement pergola over
- Upgrade of existing finishes, including new cladding, balustrades, decking and a new pergola to the renewed deck
- No works to council property are proposed.

Minor renewal works will take place where necessary with the aim to reinstate the building's inherent character and amenity. The additions are of a similar bulk and scale to the existing balcony structures, and are thus sympathetic to both the original dwelling and its streetscape. Further details of the proposal are contained within Architectural Drawings prepared by Studio T.

The proposed additions have been designed carefully to maintain the amenity of all adjoining properties whilst maximising the sustainable amenity of the subject site. Refer to the following pages of this document for further details.

PLANNING FRAMEWORK | 4.2 Pittwater Local Environmental Plan 2014

4.2.1 Zoning and Permissibility

The proposed development is for minor alterations and additions to an existing dwelling house, including the demolition and replacement of an existing street facing balcony, and the remediation of a lower ground floor storage area into a habitable room, which is permitted with consent of Council in the E4 zone. Overall, the proposal will allow for increased amenity to its inhabitants, and will improve upon the streetscape.

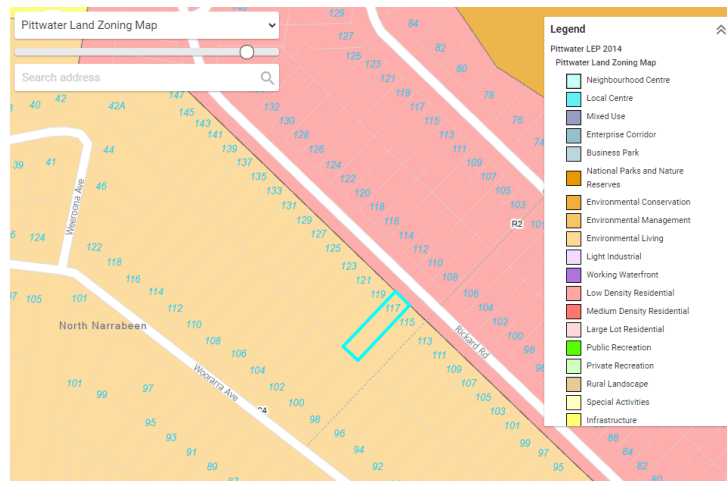


Fig 06. Pittwater LEP 2014 Land Zoning Map (Northern Beaches Council)

4.2.2 Clause 4.3 - Height of Buildings

The maximum permitted Building Height for the subject site is 8.5metres (Figure 7). The height of the existing dwelling is well below the 8.5m height and the proposal will not result in an increase of this height which is well below the maximum height limit under the PLEP.

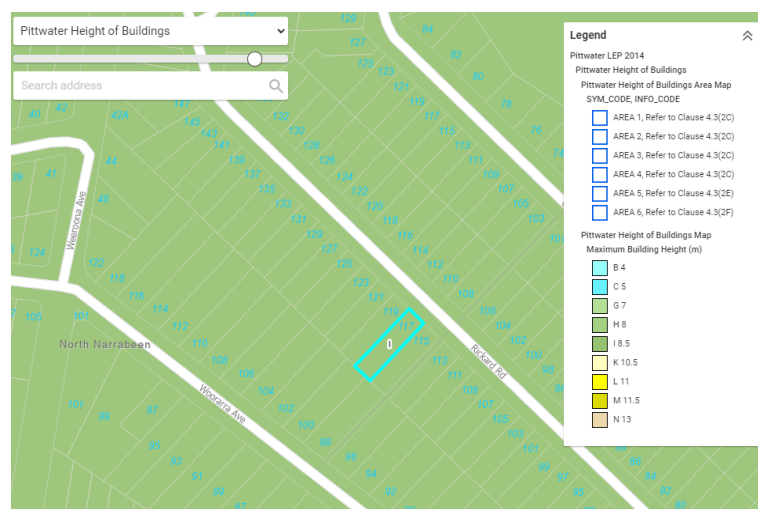


Fig 07. Pittwater LEP 2014 Height of Buildings Map (Northern Beaches Council)

4.2.3. Clause 4.4 - Floor Space Ratio

The subject site does not have a maximum FSR under the PLEP.

4.2.4. Clause 5.10 - Heritage Conservation

The subject site is not identified as a heritage item nor is it located within a heritage conservation area

4.2.5. Clause 7.1 - Acid Sulphate Soils

The subject site is identified to contain Class 5 Acid Sulphate Soil (see Figure 8 below). The proposed alterations and additions will not impact the water table given the very minor extent of excavation proposed.

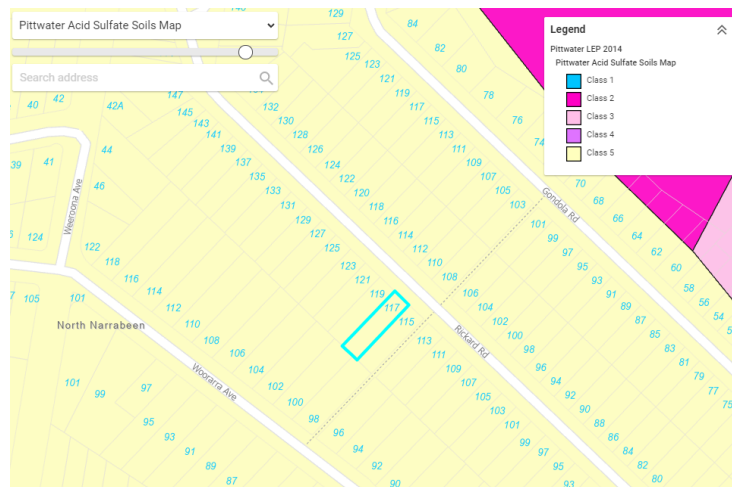


Fig 08. Pittwater LEP 2014 Acid Sulphate Soils Map (Northern Beaches Council)

4.2.6. Clause 7.6 - Biodiversity

The subject site is situated on land labelled as 'biodiversity' under the PLEP (Figure 9). The proposed development will not have an adverse impact on the condition, ecological value and significance of the fauna and flora on the site nor will it have any adverse impact on the significant vegetation on the land.

The proposal includes the removal of 1x Frangipani tree and 1x small shrub to the front of the property which is considered to have a minor ecological value. These trees are proposed to be replaced with suitable native alternatives, thus improving the biodiversity of the site and opportunity for native growth.

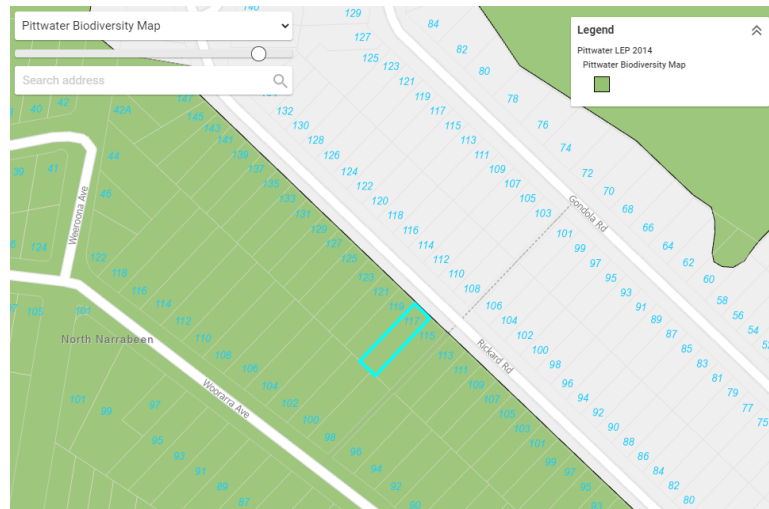


Fig 09. Pittwater LEP 2014 Biodiversity Map (Northern Beaches Council)

4.2.7. Clause 7.7 - Geotechnical Hazard

The subject site is located within a geological hazard zone (Figure 10). The proposed development will comply with the requirements of the Geological Risk Management Policy for Pittwater.

The development will be engineered and built to ensure that risk is mitigated to an acceptable level for the life of the development. The proposal will not adversely affect or be adversely affected by geotechnical undertakings, nor will it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards. Minor excavation is proposed of less than 750mm and the scope, materiality and impact of the development is similar to that of the existing.

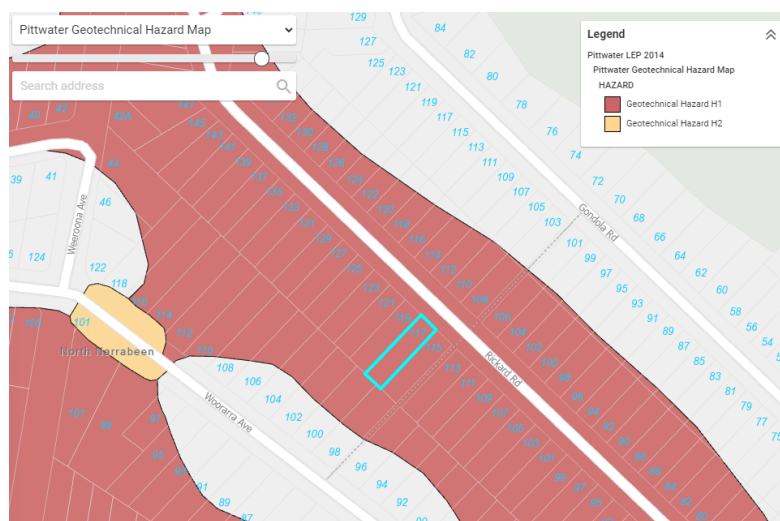


Fig 10. Pittwater LEP 2014 Geotechnical Hazard Map (Northern Beaches Council)

EXTERNAL MATERIALS & FINISHES

The main proposed materials for the additions include timber cladding, laid vertically, and sealed to allow the timber to grey naturally over time. In addition to this, corrugated metal cladding is used on the lower ground floor, with a combination of aluminium framed and timber framed doors and windows to new additions. For further details, please refer to drawing 2301-X-02 Materials and Finishes Schedule.

VEHICULAR ACCESS & PARKING

There is currently no on-site parking. This will remain unchanged by the proposal.

STORMWATER DRAINAGE

For details refer to Stormwater Concept Plan, Drawing 2103-X-02 prepared by Studio T.

UTILITIES

The utility services available to site, including electricity, telecommunications, sewer and stormwater, may require some augmentation. It is not anticipated that the proposal will have an adverse impact on the provision or availability of these services.

WASTE MANAGEMENT

Refer to the Waste Management Plan prepared by Studio T, submitted with this application.

BCA COMPLIANCE

The design has been prepared in compliance with the relevant performance criteria and deemed to satisfy provisions of the Building Code of Australia. The proposed development, if approved, will be capable of construction in compliance with these provisions.

STATEMENT OF ENVIRONMENTAL EFFECTS

1. STATUTORY CONSIDERATIONS

This statement has been prepared to accompany a development application for alterations and additions to the existing dwelling at 117 Rickard Rd, North Narrabeen. This report aims to demonstrate that the proposed development is appropriate within the framework of the following relevant planning policies:

- i. BASIX
- ii. Pittwater LEP 2014
- iii. Pittwater DCP 2014

2. EVALUATION PURSUANT TO PLANNING INSTRUMENTS

The application has taken into consideration the relevant provisions of the Pittwater Local Environmental Plan 2014 and the Pittwater DCP 2014 as summarised in the following tables:

Environmental Planning Instrument	Northern Beaches Council - Former Pittwater Council Area			
Pittwater LEP 2014	Control	Existing	Proposed	Complies
Zone	C4 - Environmental Living			Yes
Site Area	556.5 sqm			Yes
Acid Sulfate Soils	Class 5 - No report required for DA			Yes
Geotechnical Hazards	Geotechnical Hazard Class H1			Yes
Terrestrial Biodiversity Map	Class: Biodiversity			Yes
Min Lot Size	550m2			Yes
Heritage Item	No			N/A
Heritage Conservation Area	No			N/A
Foreshore Area/Line	No			Yes
Height of Buildings	8.5m			Yes
FSR	N/A	0.13:1	0.17:1	N/A
Landscaping	N/A	80%	78%	Yes
Site Coverage	Max 50%	16%	19%	Yes

Pittwater DCP 2014	Control	Comments	Complie s
Section B General Controls			
B1 Heritage Controls			
B1.1	Heritage items, heritage conservation areas		
	Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional.	<i>The subject site is not a heritage item, nor is it in a heritage conservation area.</i>	✓
B3 Hazard Controls			
B3.1	Landslip Hazard		
	<p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</p>	<i>The subject site is part of the H1 Geotechnical Risk zone. The proposed development will comply with the requirements of the Geotechnical Risk Management Policy for Pittwater. The proposal has been designed to ensure every reasonable and practical means have been used to remove risk to an acceptable level. This will apply to construction as well. The development does not adversely affect, and is not adversely affected by geotechnical processes and it does not increase the level of risk for any people, assets or infrastructure due to geotechnical hazards.</i>	✓
B3.2	Bushfire Hazard		
	All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.	<i>The subject site is not located within a bushfire hazard zone</i>	✓
B3.6	Contaminated Land		
	<p>Council shall not consent to the carrying out of any development on land unless it has considered <i>State Environmental Planning Policy No. 55 Remediation of Land</i>.</p> <p>In particular, Council shall consider:</p> <ul style="list-style-type: none"> • whether the land is contaminated; and • if the land is contaminated, whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out; and • if the land requires remediation, whether the land will be remediated before the land is used for that purpose. 	<i>The subject site is not situated on contaminated land.</i>	✓
B4 Controls Relating to the Natural Environment			

B4.1	Flora and Fauna Conservation Category 1 Land		
	<p>Development shall not directly negatively impact on threatened species, endangered populations or endangered ecological communities.</p> <p>Development shall retain and enhance habitat for locally native species, threatened species, endangered populations or endangered ecological communities.</p> <p>Development shall result in no significant onsite loss of canopy cover and no net loss in native canopy trees.</p> <p>Development shall ensure that at least 80% of any new planting incorporates native vegetation (as per species listed in <i>Native Plants for Your Garden</i> available on the Pittwater Council website). Landscaping is to be outside areas of core bushland and not include environmental weeds.</p> <p>Caretakers of domestic animals shall prevent them from entering wildlife habitat areas. Fencing, where permitted, shall be passable by native wildlife.</p>	<p><i>The development proposed does not negatively impact on any threatened species.</i></p> <p><i>The loss of 1x canopy Frangipani tree is proposed for replacement with a suitable native alternative.</i></p> <p><i>All other existing vegetation is retained. Domestic animals are prevented from entering wildlife habitat areas.</i></p>	✓
B4.22	Preservation of Trees and Bushland Vegetation		
	<p>1. Authority to clear a tree or other vegetation is regulated in this plan in accordance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 i.e. 'Vegetation SEPP'. In particular, Part 2 of the Vegetation SEPP sets out the authority to clear vegetation and Part 3 provides for Council to declare under this DCP when a Vegetation Clearing Permit may be issued for clearing of vegetation.</p> <p>3. A Vegetation Clearing Permit is required for:</p> <p>a) Removal or cutting down of any tree over five (5) metres in height;</p> <p>b) Pruning of more than ten percent (10%) of a tree canopy.</p> <p>c) The removal or cutting down of vegetation in "Bushland".</p>	<p><i>The removal of 1x Frangipani tree is proposed. This canopy tree is proposed for replacement with a suitable native alternative.</i></p> <p><i>The subject site is not a heritage item, nor is it part of a heritage conservation area.</i></p> <p><i>The existing tree is under 5m in height.</i></p>	✓
B5	Water Management		
B5.5	Rainwater Tanks		
	<p>All development creating an additional hard (impervious) roof area of greater than 50m² must provide a rainwater tank for non-potable use connected to external taps for the purpose of landscape watering and car washing and a functional water reuse system including, water supply for toilet flushing and other uses as permissible under the current Code of Practice for Plumbing and Drainage.</p>	<p><i>The existing roof area is unchanged.</i></p>	✓
B5.15	Stormwater		
	<p>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</p> <p>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.</p>	<p><i>The existing stormwater systems are unchanged.</i></p> <p><i>Existing overland flow is maintained, via gravity, from the rear of the site to the street kerb at the lowest level.</i></p>	✓
B6	Access and Parking		
B6.3	Off-street Vehicle Parking Requirements		















	<p>The minimum number of vehicle parking spaces to be provided for off-street parking is as follows for dual occupancies, dwelling houses, secondary dwellings, exhibition homes, rural workers' dwellings and tourist and visitor accommodation:</p> <table><tr><th>Number of bedrooms per dwelling but not a secondary dwelling</th><th>Parking requirements per dwelling</th></tr><tr><td>1 bedroom</td><td>1 space</td></tr><tr><td>2 bedrooms or more</td><td>2 spaces</td></tr></table> <p><u>Bicycle Storage</u></p> <p>For residential development (other than a dwelling house, dual occupancy, secondary dwellings, exhibition homes and rural workers' dwellings), secure bicycle storage facilities must be provided within the building at the rate of 1 bicycle rack per 3 dwellings.</p>	Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling	1 bedroom	1 space	2 bedrooms or more	2 spaces	<p>There are no existing off-street parking spaces available on the subject site. Furthermore, to provide off-street parking would be difficult (or impossible) on the steeply sloping site, and whilst complying with other controls such as biodiversity. In order to maintain the front garden landscape and retain as much vegetation as possible, no parking spaces are proposed.</p> <p>Bicycle storage is provided within the lower ground floor storage area.</p>	<p>Non compliant, with justification.</p>
Number of bedrooms per dwelling but not a secondary dwelling	Parking requirements per dwelling								
1 bedroom	1 space								
2 bedrooms or more	2 spaces								
B6.6	On-street Vehicle Parking Requirements								
	On-street parking facilities may be provided within the public road reserve or proposed public road reserve adjacent to the development site, either as additional parking facilities to enhance the development or as part of the development to offset the on-site parking requirements, both of which are subject to a merit based consideration. On-street parking facilities must not reduce similar opportunities for adjacent development sites.	N/A	✓						
B8	Site Works Management								
B8.1	Construction and Demolition - Excavation and Landfill								
	<p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none">Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation;Any excavation greater than 1.5 metres deep below the existing surface;Any excavation that has the potential to destabilize a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property;Any landfill greater than 1.0 metres in height; and/orAny works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils, <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council and details submitted and certified by a Geotechnical Engineer and/or Structural Engineer with the detail design for the Construction Certificate.</p>	<p>Proposed excavation has been limited to a maximum depth of 750mm. The proposal complies with the requirements of the Geotechnical Risk Management Policy for Pittwater.</p>	✓						
B8.3	Construction and Demolition - Waste Minimisation								
	Reduction management of demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. (En)	<p>Demolition, excavation and construction works have been minimised. Recycling on site will be adopted where possible.</p>	✓						


B8.3	Construction and Demolition - Site Fencing and Security		
	<p>All sites are to be protected by site fencing for the duration of the works.</p> <p>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the <i>Roads Act 1993</i>.</p>	<i>The site will be protected by fencing during construction.</i>	✓
B8.6	Construction and Demolition - Traffic Management Plan		
	<p>For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m³ or greater, a Construction Traffic Management Plan indicating truck movements, and truck routes is to be provided and approved by Council prior to the commencement of works.</p> <p>All transport works must not cause adverse disruption or nuisance to adjoining residences, businesses or the street system.</p>	<i>There will not be more than 100m³ of excavated materials.</i>	✓
Section C	Development Type Controls		
C1	Design Criteria for Residential Development		
C1.1	Landscaping		
	<p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community. Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p> <p>In all development a range of low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form. At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the long-term. Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p> <p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted. The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <ul style="list-style-type: none"> • A planter or landscaped area with minimum dimensions of 4m² for shop top housing developments, • 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and • 50% for all other forms of residential development. <p>Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.</p>	<i>The 2x proposed new canopy trees will be locally native species. Low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</i>	✓
C1.2	Safety and Security		

	<p>Building design should allow visitors who approach the front door to be seen without the need to open the door.</p> <p>Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.</p> <p>Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.</p> <p>The street number of the property is to be clearly identifiable. Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.</p>	<p><i>The proposed new front door will allow visitors to be seen without the need to open the door. The street number will be clearly identifiable.</i></p>	✓
C1.3	View Sharing		
	<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p> <p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p> <p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p> <p>Views are not to be obtained at the expense of native vegetation.</p>	<p><i>The proposal will not impede views.</i></p>	✓
C1.4	Solar Access		
	<p>The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.</p> <p>Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).</p> <p>Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.</p> <p>Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.</p> <p>The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.</p>	<p><i>Refer shadow diagrams on 2301-S-00 2301-S-02 2301-S-03</i></p> <p><i>Shadow impact to adjoining dwellings is minimal.</i></p>	✓
C1.5	Visual Privacy		

	<p>Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</p> <p>Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</p> <p>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.</p>	<p>Private spaces are protected by distance and vegetation. A pergola / privacy screen is employed on the elevated deck.</p>	✓
C1.6	Acoustic Privacy		
	<p>Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.</p> <p>Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the <i>Building Code of Australia</i>. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the <i>Building Code of Australia</i>).</p> <p>Developments must comply in all respects with the <u><i>Protection of the Environment Operations Act 1997</i></u>, and other relevant legislation.</p>	<p>The existing internal floorplan is unchanged.</p>	✓
C1.7	Private Open Space		
	<p>Private open space shall be provided as follows:-</p> <p><u>a) Dwelling houses, attached dwellings, semi-detached dwellings, and dual occupancies:-</u></p> <p>Minimum 80m² of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m² with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%). Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the north-east or north-west where possible). Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access). Private open space should be located to the rear of the dwelling to maximise privacy for occupants.</p>	<p>The proposal is compliant with private open space controls.</p>	✓

	<p>Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private. A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.</p> <p>Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable. An accessible and usable area for composting facilities within the ground level private open space is required.</p>		
C1.10	Building Facades		
	Building facades to any public place including balconies and carpark entry points must not contain any stormwater, sewer, gas, electrical or communication service pipe or conduit that is visible from the public place.	<i>Services will not be visible on building facades.</i>	✓
C1.12	Waste and Recycling Facilities		
	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan	<i>The proposal is compliant with waste management guidelines. Refer attached Waste Management Plan for further details.</i>	✓
C1.13	Pollution Control		
	Residential development must be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise and/or land pollution. Developments must comply in all respects with the <i>Protection of the Environment Operations Act 1997</i> , and other relevant legislation.	<i>Compliant.</i>	✓
C1.15	Storage Facilities		
	A lockable storage area of minimum 8 cubic metres per dwelling shall be provided. This may form part of a carport or garage.	<i>Compliant.</i>	✓
Section D	Locality Specific Controls		
D11	North Narrabeen Locality		
D11.1	Character as Viewed from a public space		
	<p>Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.</p> <p>Any building facade to a public place must incorporate at least two of the following design features:</p> <ul style="list-style-type: none"> entry feature or portico; awnings or other features over windows; verandahs, balconies or window box treatment to any first floor element; recessing or projecting architectural elements; open, deep verandahs; or 	<i>The street frontage is consistent with the objectives of the North Narrabeen Locality. The bulk and scale is minimised, and the front facade features an awning and balcony to the first floor.</i>	✓

	verandahs, pergolas or similar features above garage doors. The bulk and scale of buildings must be minimised.														
D11.2	Scenic Protection - General														
	Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	Compliant.	✓												
D11.3	Building Colours and Materials														
	<p>External colours and materials shall be dark and earthy tones as shown below:</p> <div><div> Black ✓</div><div> Dark grey ✓</div><div> Dark green ✓</div><div> Dark brown ✓</div><div> Mid grey ✓</div><div> Green ✓</div><div> Brown ✓</div><div> Dark blue ✓</div></div> <p>White, light coloured, red or orange roofs and walls are not permitted:</p> <div><div> White ✗</div><div> Light blue ✗</div><div> Red ✗</div><div> Orange ✗</div><div> Light grey ✗</div><div> Beige ✗</div></div> <p>Finishes are to be of a low reflectivity.</p>	Refer 'Schedule of Materials and Finishes - 2301-X-03 submitted with this DA. External colours and materials are dark and earthy, including natural timbers and corrugated metal sheet.	✓												
D11.6	Front Building Line														
	<p>The minimum front building line shall be in accordance with the following table.</p> <table><tr><th>Land</th><th>Front Building Line (metres)</th></tr><tr><td>Land zoned R2 Low Density Residential or E4 Environmental Living adjoining Pittwater Road or the Wakehurst Parkway.</td><td>10 or established building line, whichever is the greater</td></tr><tr><td>All other land zoned R2 Low Density Residential or E4 Environmental Living</td><td>6.5 or established building line, whichever is the greater</td></tr><tr><td>Land zoned B1 Neighbourhood Centre or B2 Local Centre</td><td>3.5</td></tr><tr><td>Land zoned IN2 Light Industrial</td><td>6.5</td></tr><tr><td>All other land</td><td>Merit Assessment</td></tr></table> <p>Built structures, other than driveways, fences and retaining walls are not permitted within the front building setback.</p>	Land	Front Building Line (metres)	Land zoned R2 Low Density Residential or E4 Environmental Living adjoining Pittwater Road or the Wakehurst Parkway.	10 or established building line, whichever is the greater	All other land zoned R2 Low Density Residential or E4 Environmental Living	6.5 or established building line, whichever is the greater	Land zoned B1 Neighbourhood Centre or B2 Local Centre	3.5	Land zoned IN2 Light Industrial	6.5	All other land	Merit Assessment	The front building line is under 6.5m however the existing front building line is also under 6.5m and the existing house is being retained. The building setback is consistent with adjacent dwellings.	Minor non-compliance, with justification.
Land	Front Building Line (metres)														
Land zoned R2 Low Density Residential or E4 Environmental Living adjoining Pittwater Road or the Wakehurst Parkway.	10 or established building line, whichever is the greater														
All other land zoned R2 Low Density Residential or E4 Environmental Living	6.5 or established building line, whichever is the greater														
Land zoned B1 Neighbourhood Centre or B2 Local Centre	3.5														
Land zoned IN2 Light Industrial	6.5														
All other land	Merit Assessment														
D11.7	Side and Rear Building Line														

	<p>The minimum side and rear building line for built structures including pools and parking structures, other than driveways, fences and retaining walls, shall be in accordance with the following table:</p> <table><tr><th>Land</th><th>Side & Rear Building Line Setback (metres)</th></tr><tr><td>Land zoned R2 Low Density Residential or E4 Environmental Living</td><td>2.5 to at least one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)</td></tr><tr><td>Land zoned B1 Neighbourhood Centre and B2 Local Centre adjoining land zoned R2 Low Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation</td><td>3.0 along that adjoining side or rear boundary</td></tr></table>	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)	Land zoned B1 Neighbourhood Centre and B2 Local Centre adjoining land zoned R2 Low Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation	3.0 along that adjoining side or rear boundary	<p>The existing walls to the sides are setback approx 1m from each boundary. These setbacks are retained. The rear setback is over 20m.</p>	<p>Minor non-compliance, with justification.</p>
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)								
Land zoned B1 Neighbourhood Centre and B2 Local Centre adjoining land zoned R2 Low Density Residential, E4 Environmental Living, RE1 Public Recreation, or E2 Environmental Conservation	3.0 along that adjoining side or rear boundary								
D11.9	Building Envelope								
	<p>Buildings are to be sited within the following envelope:</p> 	Compliant.	✓						
D11.10	Landscaped Area - General								
	<p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.</p>	N/A	✓						
D11.11	Landscaped Area - Environmentally Sensitive Land								
	<p>The total landscaped area on land zoned R2 Low Density Residential or E4 Environmental Living shall be 60% of the site area.</p> <p>The use of porous materials and finishes is encouraged where appropriate.</p> <p>Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.</p>	N/A	✓						
D11.12	Fences - General								
	<p><u>a. Front fences and side fences (within the front building setback)</u></p> <p>Front fences and side fences (within the front building setback) shall:</p>	<p>Any new front fences will not exceed a maximum height of 1m, and will comply with the other controls setout in D11.12.</p>	✓						

	<ul style="list-style-type: none"> not exceed a maximum height of 1 metre above existing ground level, be compatible with the streetscape character, and not obstruct views available from the road. <p>Fences are to be constructed of open, see-through, dark-coloured materials.</p> <p>Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.</p> <p><u>b. Rear fences and side fences (to the front building line)</u></p> <p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>		
D11.13	Fences - Flora and Fauna Conservation		
	<p><u>a. Front fences and side fences (within the front building setback)</u></p> <p>Front fences and side fences (within the front building setback) shall:</p> <ul style="list-style-type: none"> not exceed a maximum height of 1 metre above existing ground level, be compatible with the streetscape character, and not obstruct views available from the road. <p>Fences are to be constructed of open, see-through, dark-coloured materials.</p> <p>Landscaping is to screen the fence on the roadside. Such landscaping is to be trimmed to ensure clear view of pedestrians and vehicles travelling along the roadway, for vehicles and pedestrians exiting the site.</p> <p>Original stone fences or stone fence posts shall be conserved.</p> <p><u>b. Rear fences and side fences (to the front building line)</u></p> <p>Fencing is permitted along the rear and side boundaries (other than within the front building setback) to a maximum height of 1.8 metres.</p>	<p>Any new front fences will not exceed a maximum height of 1m, and will comply with the other controls setout in D11.13.</p>	✓
D11.14	Construction, Retaining walls, terracing		
	<p>Lightweight construction and pier and beam footings should be used in environmentally sensitive areas</p> <p>Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.</p> <p>In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.</p> <p>Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.</p>	<p>Slab construction may need to be adopted for the lower ground floor due to the geotechnical hazard risk of the site (zone H1). Preference will be given to sandstone for retaining walls. The outdoor entertaining area will be constructed from decking. Adequate landscaping will screen undercroft areas.</p>	Minor non-compliance, with justification.
D11.15	Front Building Line		

	<p>Screen planting shall be located between structures and boundaries facing waterways. Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves.</p> <p>Development is to minimise the impact on existing significant vegetation.</p> <p>The applicant shall demonstrate the retention and regeneration of existing native vegetation outside of the immediate area required to carry out the development.</p> <p>The development is to incorporate measures for planting and maintenance of native vegetation within those areas which are already cleared, and which are not required to be cleared to allow for the development.</p> <p>The siting, building form, orientation and scale of the development shall not compromise the visual integrity of the site by removal of canopy trees along ridges and upper slopes.</p> <p>The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment.</p> <p>Applicants are to demonstrate that proposed colours and materials will be dark and earthy.</p>	<p><i>Compliant. The 2x proposed new canopy trees will be locally native species. Low-lying shrubs, medium-high shrubs and canopy trees shall be retained or provided to soften the built form.</i></p> <p>Natural materials have been selected to grey off and patina to blend in with the landscape over time.</p>	✓
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SUITABILITY OF THE SITE FOR THE PROPOSAL

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- The site is zoned to accommodate the proposal.
- The proposal will not result in any material environmental impact to the adjoining properties or surrounding public domain - particularly in relation to views, privacy and access to natural daylight.
- The site is located in an area with good access to facilities, services and parks.
- The site is well serviced and existing services can be extended to accommodate the demand generated by the proposal.
- The site will not have any adverse impacts on biodiversity.
- The proposed use, bulk and scale is consistent with that of surrounding development.

SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT & PUBLIC INTEREST

It is expected the consent authority will consider submissions (if any) in its assessment of the DA in accordance with the S79(c)(1)(d) of the EP&A Act. There are no other reasons why the proposal is not in the public interest.

CONCLUSION

The proposed alterations and additions to the existing dwelling at 117 Rickard Rd, North Narrabeen are consistent with the objectives and relevant provisions of the Northern Beaches Council's planning instruments.

There are no impacts that can be attributed to the development that will adversely affect the amenity of neighbouring properties or surrounding public areas, nor biodiversity. Geotechnical risks have been mitigated through the small scale of the alterations and will be further mitigated throughout engineering and construction.

From this statement it is concluded that the proposed development achieves improved amenity for the existing residence with alterations and additions that have been designed in a manner that is respectful of the architectural integrity of the existing dwelling. A higher standard of accommodation and amenity will be provided, achieving an improved relationship of the dwelling to the private open spaces of the site. The upgrades to the street facing facade allow for increased amenity to both the dwelling and adjoining properties and improved connection to outdoor space.