

Proposed alterations & additions to single detached residence.

12 Nareen Parade North Narrabeen

Statement of Environmental Effects

Proposed Alterations & Additions to Single Detached Residence

12 Nareen Parade North Narrabeen

For Tess Morrell and Brian Hume

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1 Site use

The site is currently used and will remain a single residence for domestic purposes.

NB Council Pittwater site information:

Area 1 C4 Environmental Living

Flood risk management 2017 low and medium risk.

Land within area 1 Landscape area map.

2 Relevant LEP DCP controls and areas Development Compliance

The development complies with all the LEP and DCP requirements, except for:

- Building envelope 3.5m NE side of first floor addition and
- Front boundary 6.5m setback new garage.
- House external schedule.

Refer request for variation to development control clauses 10A,11A, and 12A hereunder.

Building height maximum 8.5m complies.

Side boundary building envelope 3.5m non-compliant east side.

Maximum external wall height 7.2m mainly compliant but due to steep site and nature of the existing building in places wall exceeds 7.2m.

Side boundary setback 100mm and 2500mm complies.

Eave to boundary setback minimum 500mm maintained.

Rear boundary 6m complies.

Front boundary 6.5m non-compliant.

Private open space 80m² complies

Acid Sulphate complies refer Crozier Geotechnical report.

3 Relevant areas

Site area = 822.7m²

DCP required landscaped area = 60% = 493.6 m² - Zone E4 Environmental Living.

DCP Landscaped area includes soft landscaped area min. 2m x 2m and up to 6% of landscaped area can be balconies, roofed pergolas, paths max. 1m wide, and hard surface outdoor recreation all floor or walking surface maximum 1m above ground.

- Existing Landscaped area = 572m² = 69.5%% site includes only soft landscape areas > 2x2m.
- Proposed Landscaped area = 552m² = 67%% site includes only soft landscape areas > 2x2m.
- Proposed landscape area compliant with DCP required landscaped area = 60% = 493.6 m² - Zone E4 Environmental Living.

3 The Site

The site is on the high side of Nareen Parade, the overall site topography having steep gradual sloping areas of approximately 15 degrees from and rear to front boundary. Sections of site to the rear and front of house have been levelled for recreation areas with fill and retaining walls.

The residence is centrally located toward the front of the site while the single garage is located at the front boundary.

The front yard contains steps adjacent to the garage leading to the west side of house patio area being covered with a roofed pergola.

Landscaping to the front yard includes a large level lawn area with a paved and pergola area to the east side accessing the lawn. This has proven to be a good recreation outdoor area for adults and children.

Attractive garden areas with native shrubs are to the very front of the site retained by garden walls.

To the rear of the house is a large, paved area used for outdoor recreation and entertaining. The site north of the paved area rises steeply to the rear boundary where large trees shrubs and natural landscape abound.

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

Very generous separation distance is between the subject residence and adjoining west side property, providing open space and privacy. Separation distance and privacy is also current with the east side property.

The side boundaries are fenced with 1.8m high paling fencing providing privacy at ground level.

4 The existing single detached residence number 12 Nareen parade.

The residence is of small single storey with modest living accommodation built early 1950's. The house is as originally built in accommodation with a kitchen wall being removed creating an open kitchen lounge area.

The residence has timber framed walls lined externally in weatherboards with a hip framed tiled roof, sound construction, and well maintained.

The small size residence contains a lounge, kitchen, 2 bedrooms, and small bathroom. Having only 2 bedrooms without a family room, study, dining room, laundry is adequate for the family amenity. The young growing family require a lot better accommodation with the rooms lacking making it not adequate for family living.

External areas

An attractive sandstone paved area with roofed pergola is to the west side of the house being very useful for recreation and entertaining.

At the front lawn area, a small, paved area with roofed pergola provides shade whilst enjoying the outdoor lawn area where the children often play.

The attached original garage of 1950s era is very narrow being 2.4m wide internally proving greatly inadequate for parking and people access. It would have been designed when cars were a lot smaller and now unsuitable for larger cars.

Attractive urban views from the residence and front lawn area look south toward Narrabeen Lake.

5 The proposed alterations and additions

Additions include building the above shortfalls to improve the occupational amenity and facilities to provide more suitable accommodation and amenity and meet modern day living requirements.

Proposed development:

- New first floor addition with 2 bedrooms one with ensuite, bathroom, and family room with external stairs leading to the large, paved recreation area.
- Kitchen floor raised level with rest of house, south side window extended to enjoy the urban view more.
- West side pergola with polycarbonate roofing is too high above the paved area below and renders to area too hot for use a lot of the time. It is proposed to build a new lower in height solid roofed pergola to alleviate the west aspect heat problem. This will provide a comfortable shaded area for recreation and entertaining.
- New double garage is proposed as the existing garage of 2.4m wide internally is greatly inadequate for car accommodation and people access. The new garage will be of masonry walls rendered externally with colour bond roof matching new house roof. The internal dimension being 5.7m wide by 5.4m deep complying with Australian Standard AS-ANZ 2890-1-2004 off street carparking facilities. Adequate internal height of minimum 2.7m will suit modern SUV cars with roof racks and luggage. Comfortable movement around cars, in and out of cars maintained.

Garage encroachment into front boundary 6.5m setback.

The existing single garage front is at the site front boundary, the garage extending 6m back towards the west side of house paved area.

Similarly, the proposed garage west side wall will be in the same position as the existing wall and will extend further east than existing east wall due to being a double garage. The front of garage will be setback 150mm at SE corner and 550mm SW corner the existing garage being right on front boundary. 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.

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.

6 Site suitability, adjacent residences

The development will not adversely affect the adjoining properties with overshadowing, privacy, noise, or inappropriate bulk and scale. The height, bulk and scale of the additions are of minimal, not overpowering the site, adjoining sites, or streetscape. It is considered that the development is good environmental planning, not excessive, a suitable purpose, and suitable for the site and locality.

New windows to the first-floor addition will view over the roof of adjoining properties to local urban views. The east side house no. 10 has minimal window area facing no. 12 that window a kitchen window. The main living area rooms and outdoor recreation areas being to its south and north. side and partly east side taking the views in that direction.

Similarly, the additions will have no windows overlooking the west side property. There is no adjoining north side house within view of no. 12.

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.

7 Landscaped area. Complies with DCP requirement.

There is an abundance of attractive landscaping on the site being maintained and further developed 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.

Landscaped areas

Site area = 822.7m²

DCP required landscaped area = 60% = 493.6 m² - Zone E4 Environmental Living.
DCP Landscaped area includes soft landscaped area min. 2m x 2m and up to 6% of landscaped area can be balconies, roofed pergolas, paths max. 1m wide, and hard surface outdoor recreation all floor or walking surface maximum 1m above ground.

- Existing Landscaped area = 572m² = 69.5%% site includes only soft landscape areas > 2x2m.
- Proposed Landscaped area = 552m² = 67%% site includes only soft landscape areas > 2x2m.
- Proposed landscape area compliant with DCP required landscaped area = 60% = 493.6 m² - Zone E4 Environmental Living.

8 Building height complies with 8.5m maximum above ground.

Complies with maximum 8.5m height refer section and elevations.

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.

9 External wall height 7.2m maximum.

- Maximum external wall height 7.2m mainly compliant but due to steep site and nature of the existing building in places wall exceeds 7.2m.
- The additional 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 roof slope.

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 bong 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



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

13 Rear boundary setback complies with min. 6.5m

14 Flood planning – Flood Area Low – Middle risk (Council Basic Flood Report lodged with DA application).

Number 12 Nareen is in NB Council flood zone and of Low – Medium risk.

A Council Basic Flood report has been provided by Council prepared by Engineer Oscar Wyndham 12/04/2024. Important information in report pasted below.

Oscar and Council flood maps point out that flood risk low and medium will only affect the very front of site minimally affecting front section of proposed garage.

Flood management Report not required.

Robert Geoghegan discussed necessity of Flood Management Report with Council Duty Planner who considered it not necessary to obtain report from Consultant Engineer. Council Engineer Oscar Wyndham agreed with this in his email to Robert of

Tue 23/04/2024 11:37 AM

Hey Robert,

I agree with the planner that you do not need a Flood Management Report. This is conditional on you addressing the relevant flood planning controls of the DCP and LEP within your Statement of Environmental Effects. Please include the Flood Information Report with your Development Application. This email can be used as evidence that you do not need a Flood Management Report.

Kind Regards,

Oscar Wyndham

Flood Plain Management Officer

BASIC FLOOD INFORMATION REPORT Author Oscar Wyndham Engineer

Property: 12 Nareen Parade NORTH NARRABEEN NSW 2101

Lot DP: Lot 52 DP 11356

Issue Date: 05/04/2024

Flood Study Reference: Narrabeen Lagoon Flood Study 2013, BMT WBM

Flood Information1:

Map A - Flood Risk Precincts Maximum Flood Planning Level (FPL) 2, 3, 4: 3.53 m AHD

(Continued over)

Map B - 1% AEP Flood 1% Maximum Water Level 2, 3: 3.03 m AHD

1% AEP Maximum Depth from natural ground level: 0.08 m

1% AEP Maximum Velocity: 0.02 m/s

Map C - 1% AEP Hydraulic Categorisation

1% AEP Hydraulic Categorisation: Flood Fringe

Map D - Probable Maximum Flood (PMF)

PMF Maximum Water Level 4: 4.89 m AHD

PMF Maximum Depth from natural ground level: 1.80 m

PMF Maximum Velocity: 0.86 m/s

Map E - Flood Life Hazard Category in PMF

(1) The provided flood information does not account for any local overland flow issues nor private stormwater drainage systems.

(2) Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/ flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.

(3) Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.

(4) Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL.

Important Information of Basic Flood report related by proposed development 12 Nareen Pde.

Map B - Flood 1% AEP Maximum Water Level 2, 3: 3.03 m AHD

The residence proposed first floor and existing ground floor levels and proposed garage floors are above the MWL 3.03m AHD.

Pittwater LEP 5.21 DCP B 3.11 Requirements, controls, Flood matrix

Flood matrix in LEP and DCP shows Low Flood risk Precinct no affect for Residential use. Flood matrix LEP DCP shows risk for residential development address here under and further in this clause.

DCP B3.11 Important points related to proposed development addressed as follows.

C1	New floor levels within the development shall be at or above the Flood Planning Level. <u>Response:</u> FPL = 3.53m AHD as basic Flood report. Proposed new first floor level floor Of residence will be RL 9.965. - Complies.
C2	All floor levels within the development shall be at or above the Probable Maximum Flood level or Flood Planning Level, whichever is higher. <u>Response:</u> PMF as Basic Flood Report = RL 4.89 AHD. FOPL 3.53m AHD Existing ground floor, floor level = 6.78m AHD - Complies.

DCP B3.11 Flood Prone Land

Uses to which this control applies

Land use groups are shown in Table 1, below the Development Control Matrix.

Objectives

- Protection of people. - Complies safe shelter and or escape provided refer matrix Response below.

- Protection of the natural environment. – Complies natural environment not adversely affected due to proposed development during flood situations. Flora and fauna existence, habitat, flood refuge and escape not effected by the development. No alteration to existing and or predicted flood situations caused by the development.
- Protection of private and public infrastructure and assets. – Complies, due to the nature, location, design and construction of development no adverse effect created. No alteration to existing and or predicted flood situations caused by the development.

Requirements

1. Development must comply with the prescriptive controls set out in the Matrix below. Where a property is affected by more than one Flood Risk Precinct, or has varying Flood Life Hazard Category across it, the assessment must consider the controls relevant at Each location on the property.
2. Development on flood prone land requires the preparation of a Flood Management Report by a suitably qualified professional. Not applicable to 12 Nareen Pde as above stated.

		Medium Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

		Low Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
B	Building Components & Structural	B1 B2 B3				
C	Floor Levels	C2 C3				C5
D	Car Parking	D2 D7				
E	Emergency Response	E1 E2				E3

Matrix response proposed development**A. FLOOD EFFECTS CAUSED BY DEVELOPMENT**

A1	<p>Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event: <u>Response:</u> Complies 1% AEP Flood 1% Maximum Water Level 2, 3: 3.03 m AHD proposed garage floor level minimum RL 3.13 AHD being 100mm above 1% AEP.</p> <p>(a) There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance; <u>Response:</u> Complies Development will be outside flood fringe, storage, and majority of floodway having nil affect.</p> <p>(b) There are no adverse impacts on surrounding properties; <u>Response:</u> As A1(a)</p> <p>(c) It is sited to minimise exposure to flood hazard. <u>Response:</u> Complies garage setback front boundary to achieve required internal dimensions and stair width behind.</p> <p>Major developments and developments likely to have a significant impact on the PMF Flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood. <u>Response:</u> Minor development only.</p>
A2	<p>Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage. <u>Response:</u> Flood Management Report not required refer to Engineer Oscar Wyndham email above.</p> <p>Consideration may be given for exempting the volume of standard piers from flood Storage calculations. <u>Response:</u> Complies Development will be outside flood fringe, storage, and majority of floodway having nil affect.</p> <p>If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved. <u>Response:</u> Not applicable no loss of storage. Proposed garage floor 100mm above 1% AEP, Surrounding garage wall similar level.</p>

B. BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS

B1	<p>All buildings shall be designed and constructed with flood compatible materials in accordance with “Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas”, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).</p> <p><u>Response:</u> Existing residence built in solid brick walls taken below ground to solid impact resistant footings capable of resisting solid impact from the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. (refer Geotechnical report).</p> <p>Proposed development to residence above all flood levels noted in basic Flood Report above. Proposed garage built with Engineer designed reinforced concrete slab and reinforced masonry walls. <u>All items in this response B1 certified by Civil-Structural Engineer.</u></p>
B2	<p>All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. <u>Response:</u> As above B1.</p>

	<p>Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.</p> <p><u>Response:</u> Complies PMF Maximum Water Level 4: 4.89 m AHD. The residence ground floor, floor level is RL 6.78 AHD being well above MFP of 4.89m. providing shelter from flood.</p> <p>Site can be evacuated over flood free land above the 4.89AHD level. The ground levels outside ground floor level of house is 6.5m AHD with ground rising to rear of house to top of hill being well above MFP of 4.89m.</p> <p>Escape from flood can also be provided through rear yards of adjoining properties accessing safe flood free vantage points.</p>
B3	<p>All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. <u>Response:</u> Complies, this requirement provided in new construction.</p> <p>All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.</p> <p><u>Response:</u> No electrical equipment or power points located below Flood Planning Level.</p>

C. FLOOR LEVELS

C1	<p>New floor levels within the development shall be at or above the Flood Planning Level.</p> <p><u>Response:</u> FPL = 3.53m AHD as basic Flood report. Proposed new first floor level floor Of residence will be RL 9.965. - Complies.</p>
C3	<p>All new development must be designed and constructed so as not to impede the Floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.</p> <p><u>Response:</u> Complies Proposed garage built in same location as existing garage. AEP Flood 1% Maximum Water Level 2, 3: 3.03 m AHD proposed garage floor level minimum RL 3.13 AHD complies.</p> <p>PMF as Basic Flood Report = RL 4.89 AHD. FOPL 3.53m AHD Residence existing ground floor res, floor level = 6.78m AHD -</p> <p>For suspended pier/pile footings: <u>Response:</u> Not applicable concrete slab on ground with surrounding masonry wall to ground.</p> <p>(a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed And constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; <u>Response:</u> Not applicable</p> <p>(b) At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; <u>Response:</u> Not applicable</p> <p>(c) No solid areas of the perimeter of the underfloor area would be permitted in a floodway <u>Response:</u> Not applicable</p>
C4	<p>A one-off addition or alteration below the Flood Planning Level of less than 30 square Metres (in total, including walls) may be considered only where:</p> <p><u>Response:</u> (a – c) Not applicable</p> <p>(a) it is an extension to an existing room; and</p> <p>(b) the Flood Planning Level is incompatible with the floor levels of the existing room; and</p>

	(c) out of the 30 square metres, not more than 10 square metres is below the 1% AEP flood level.
C6	<p>Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first-floor addition provided that:</p> <p><u>Response:</u> (a – d) Not applicable Existing ground floor level RL 6.78 AHD well above MFP 4.89 AHD.</p> <p>(a) it is not located within a floodway; and</p> <p>(b) the original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and</p> <p>(c) none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and</p> <p>(d) the ground floor is floodproofed. <u>Response:</u> Not applicable existing floor above flood planning level.</p>

D. CAR PARKING

D1	<p>Open carpark areas and carports shall not be located within a floodway. <u>Response:</u> Not applicable</p>
D2	<p>The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased. <u>Response:</u> Not applicable</p>
D3	<p>Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise, it will be considered to be enclosed. When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry flood proofing up to the 1% AEP flood level. <u>Response:</u> Not applicable</p>
D4	<p>Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event <u>Response:</u> Not applicable</p>
D5	<p>Enclosed Garages must be located at or above the 1% AEP level <u>Response:</u> Complies 1% AEP Flood 1% Maximum Water Level 2, 3: 3.03 m AHD proposed garage floor level minimum RL 3.13 AHD being 100mm above 1% AEP.</p>
D6	<p>All enclosed car parks (including basement carparks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level. <u>Response:</u> Not applicable Where a driveway is required to be raised it must be demonstrated that there is no net</p>

loss to available flood storage in any event up to the 1% AEP flood event and no impact on flood conveyance through the site.

Response: Not applicable

Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed carpark Response: Not applicable

E. EMERGENCY RESPONSE continued over

E1 If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.

Response: Complies Flood management report not required refer Council Engineer's email to Robert Geoghegan above clause 14 stating report not required.

If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent. Response: Development not in H6 area.

If the property is flood affected but the Flood Life Hazard Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012).

Response: Not applicable

Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

- a) The floor level is at or above the Probable Maximum Flood level; and
- b) The floor space provides at least 2m² per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or 1m² per person for less than 6 hours;
- c) It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and
- d) It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit

Response: Complies PMF Maximum Water Level 4: 4.89 m AHD. Site can be Evacuated over flood free land above the 4.89AHD level. The ground levels outside ground floor level of house is 6.5m AHD with ground rising to rear of house to top of hill being well above MFP of 4.89m.

The residence ground floor, floor level is RL 6.78 AHD being well above MFP of 4.89m. providing shelter from flood.

Escape from flood can also be provided through rear yards of adjoining properties accessing safe flood free vantage points.

Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control.

Response: Complies: Proposed development affected by flood is garage being class 10.

	<p>In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional. <u>Response:</u> Not applicable all internal residence work located above all flood levels.</p> <p>Note that in the event of a flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge. <u>Response:</u> Occupants will comply with Emergency services orders and recommendations.</p>
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F. FENCING Response: Complies fencing not required.

F1	<p>Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm. <u>Response:</u> Complies fencing not required.</p>
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STORAGE OF GOODS

G1	<p>Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards. <u>Response:</u> Complies Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.</p>
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H. POOLS

H1	<p>Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site. All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level. All chemicals associated with the pool are to be stored at or above the Flood Planning Level. <u>Response:</u> No pool exists on site nor planned in this development application.</p>
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15 Style of the building

The additions and alterations have been designed in a very attractive style, suitable for the residence, and adjoining residences. Design compatible with and maintaining the original context of the building and materials, suiting the style of the house, local and adjoining houses.

New external walls will be lightweight timber framing lined externally with weatherboards painted white to match existing walls.

Windows will be of white aluminium frame to match the existing window colour.

The existing roof is hip with dark red terra cotta tiles being not adopted with new additions as would exceed the maximum 8.5m building height. Furthermore, as the site is very steep a hip roof would not be seen from the front yard or street.

The new roof will be attractive low pitch skillion form following the site contours in harmony with the site and locality context. The roof colour medium grey being suitable for the white walls and a very common roof colour in the locality.

16 Streetscape

The new addition is of a design suitable and compatible for the adjoining houses, locality, and streetscape. The local properties are a mixture of small, medium, and larger homes a mixture of brick veneer, weatherboard, fibro, construction. The majority are similar design and construction to number 12 proposed lightweight construction. Similarly tiled or colorbond steel roofing of hip, gable or skillion construction is abundant in the area. Many original 1950's era homes exist with numerous original homes being renovated in similar style to the proposal at number 12.

The additions will strongly complement the existing very modest home, in design and construction. The new garage will be cut into the steeply sloping land in the same location as existing garage. Its low height and sloping roof will not appear excessive in bulk and scale when viewed from along the streetscape it will appear very similar to the existing situation.

Landscaping streetscape - 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 contributing to the streetscape's green leafy environment.

17 Car spaces – Development complies with DCP

Council controls require 2 car spaces provided for a residence having 2 or more bedrooms being provided in the proposed detached double garage. Suitable driveway provided from Nareen Parade via concrete driveway.

18 Private open space – Complies 97m² provided (80m² required).

Minimum 80m² POS provided of which west side courtyard 22m², rear paved area 43m² both areas accessed from lounge room total 65m². Also, 32m² front yard lawn area. Total LOS 97m².

19 Sunlight –solar access

The development will not adversely affect the site amenities or adjoining property amenity with overshadowing. The additions will have minimal ceiling heights keeping the external walls as low as possible. Similarly, the low pitch skillion roof will also reduce overall building height.

Minimal overshadowing will occur to the southeast side house (refer shadow diagrams).

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.

20 Privacy, noise

The development will not adversely affect the adjoining and nearby properties or public places. Number 12 owners have presented DA Architectural plans to both side neighbours nos. 10 and 14. Both are very happy with plans and have no objections.

- 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.

21 Views

No adverse loss of views by the development. The addition does not lie in view paths from adjoining properties or public spaces. The additions will be within the Council maximum 8.5m height.

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 be planted in gardens front yard.

21 Heritage

The building is not a heritage listed building, nor are the adjoining properties.

22 Construction noise, material runoff, air pollutants.

Noise minimal due to size and nature of light weight structure. Material runoff controlled by sediment barriers, sandbags in geotextile fabric. Loose materials will be covered to prevent dust blowing from the pile.

No toxic or hazardous air pollutants used in the construction.

23 Soil and water runoff

Soil and water runoff controlled by sediment barriers, sandbags in geotextile fabric as shown on site analysis plan. No toxic or hazardous air pollutants used.

24 Acid Sulphate Refer Crozier Geotechnical report no. 2024-064

The site is also classified under Northern Beaches Council's Local Environmental Plan (LEP) 2012 as being within 'Class 5' Acid Sulphate Soils (ASS) hazard zones and is located within 500m of 'Class 3' and 'Class 2' land.

The soils intersected in the investigation did not exhibit any characteristics inherent to Acid Sulphate Soils. Additionally, the water table will not be intersected within the envelope of proposed works, therefore there will be no requirement for dewatering or tanking and hence no alterations of water table depths in adjacent properties and Acid Sulphate Soils hazard classes. Therefore, a detailed ASS management plan is not required for this proposed development.

(Source Crozier Geotechnical Report Date: 7th May 2024 Project No: 2024-064).

Below email copied from James Dee Crozier Engineer Acid Sulphate summary and no need for further reports or investigation on it.

Tue 14/05/2024 9:29 AM

“Within the report we outline the sites location within the ASS hazard zone and the relevant triggering criteria. We also outline the absence of acid sulphate presenting soils within the investigation range as well as the negligible effects on the surrounding water table. Therefore, as the works are unlikely to lower water table in adjacent hazard zones, there will be no requirement for further acid sulphate soils monitoring or reporting. This was confirmed within the geotechnical assessment section of the report and will typically suffice for council requirements. If they come back with other queries, then we can clarify issues for them”.

Kind Regards,

James Dee

Engineer – Crozier Geotechnical

25 Site management

Building materials, recycled materials, and disposable materials, stockpiled at the front yard and rear yards, in a neat manner minimizing runoff and air pollution. Spillages will be cleaned up immediately.

26 Site contamination acid sulphate

Not listed as contaminated site in Council’s development restrictions.

27 Landslip risk - Complies site suitable for proposed development refer Crozier geotechnical Report. Site is within landslip risk area requiring a comprehensive geotechnical report being included in this DA application.

28 Flora fauna

Existing not effected. 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.

29 Storm water

The existing residence has roof guttering and downpipes connected into 100mm diameter underground stormwater pipes which discharge into the street gutter at Nareen parade.

New storm water facilities will have new guttering and downpipes to all new roofed areas with 100 diam. Downpipes at first floor level will have spreader pipes discharging water onto the roof below. Downpipes at ground floor level will be connected to 100 diam. underground storm water line extending to the street gutter at Nareen parade. (refer concept storm water plan).