



**Statement of  
Environmental  
Effects  
126 Garden Street, North Narrabeen  
NSW  
For  
Mr & Mrs Speed**

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**RAPID PLANS**

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## 1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 126 Garden Street, North Narrabeen .

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)<sup>1</sup>.

In formulating this Statement of Environmental Effects and Development Application, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Pittwater Local Environmental Plan 2014 (the LEP)<sup>2</sup>, the Pittwater Development Control Plan (the DCP)<sup>3</sup>

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Pittwater Local Environment Plan 2014, Pittwater Development Control Plan 21

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

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<sup>1</sup> Environmental Planning and Assessment Act 1979;

<[http://classic.austlii.edu.au/au/legis/nsw/consol\\_act/epaaa1979389/](http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/)>.

<sup>2</sup> Pittwater Local Environmental Plan 2014; <<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>>.

<sup>3</sup> Pittwater Development Control Plan;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCCP>>.

## THE EXISTING BUILDING

### 1.1 Site

The residence is located on the West side of 126 Garden Street, North Narrabeen .  
Site Address: No 126 Garden Street, North Narrabeen

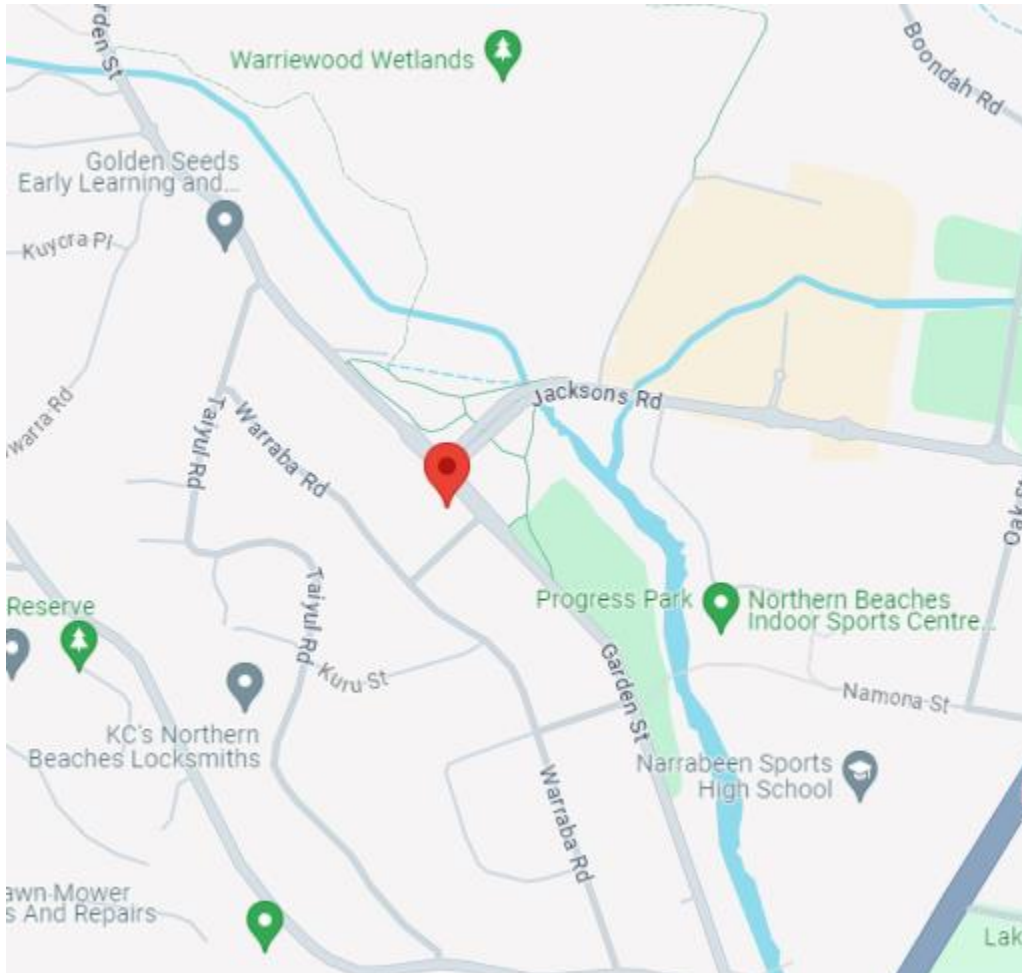


FIGURE 1: LOCATION PLAN 126 Garden Street, North Narrabeen .<sup>4</sup> Source Google Maps.

### 1.2 Local Authority

The local authority for this site is:  
Northern Beaches Council (Pittwater)  
Civic Centre, 725 Pittwater Road,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

<sup>4</sup> Location Map; < [RAPID PLANS – Building Design & Drafting, Member of Building Designers Association Page 4](https://www.google.com/maps/place/126+Garden+St,+North+Narrabeen+NSW+2101/@-33.6986411,151.2901835,16z/data=!4m6!3m5!1s0x6b0d54e4d7ece0b7:0x6acbd5619e8e104!8m2!3d-33.697927!4d151.2925224!16s%2Fg%2F11cpfbtyrg?entry=ttu>.</a></p></div><div data-bbox=)

### 1.3 Zoning

Lot 1 DP.846718 known as 126 Garden Street, North Narrabeen , has a Zoning of R2 Low Density Residential.

This property does not fall within a Conservation Area, Bush fire area or Geotechnical Hazard Area.

The property is located within Class 5 Acid Sulphates, and is identified in the SEPP(Resilience and Hazards) Chapter 2 (formerly Coastal Management SEPP)

### 1.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
Pittwater Local Environment Plan 2014  
Pittwater Development Control Plan

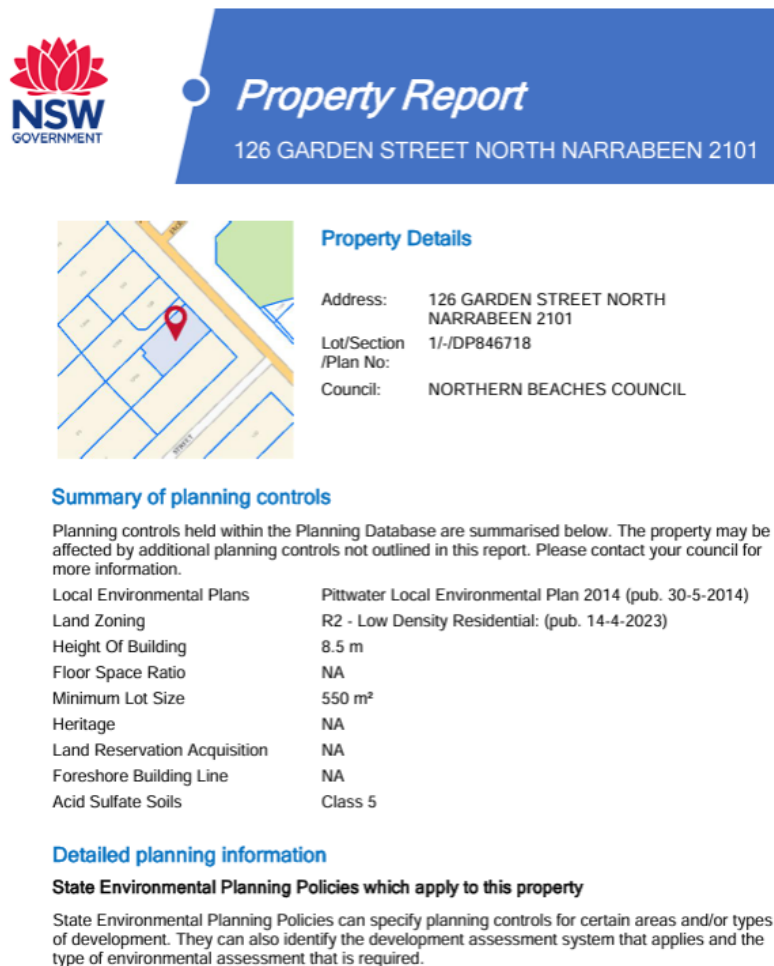


FIGURE 2: Property report; 126 Garden Street, North Narrabeen ,<sup>5</sup> Source Spatial Viewer DoIPE.

<sup>5</sup> DoPIE, Planning Portal <chrome-extension://efaidnbnmnibpcjpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/1b514a8b-e5a3-4b3b-a630-15842a5fef00.pdf>.

## 1.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes and residential developments. The house stands nestled within an attractive street adorned with tall trees and charming period homes, embodying the essence of a classic garden suburb. Lined with lush greenery, including property trees, small shrubs, and mature street trees arching over the street, the street exudes a tranquil ambiance. The surrounding properties boast a harmonious blend of trees and shrubbery, contributing to the serene atmosphere.



FIGURE 3: Street View, 126 Garden Street, North Narrabeen . Source Realestate.com.<sup>6</sup>

<sup>6</sup> Google Maps; <[https://www.google.com/maps/@-33.6978454,151.2927087,3a,75y,241.61h,90t/data=!3m7!1e1!3m5!1sspKxUpvwd3VAsszm8NZIUw!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DspKxUpvwd3VAsszm8NZIUw%26cb\\_client%3Dmaps\\_sv.share%26w%3D900%26h%3D600%26yaw%3D241.61%26pitch%3D0%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu](https://www.google.com/maps/@-33.6978454,151.2927087,3a,75y,241.61h,90t/data=!3m7!1e1!3m5!1sspKxUpvwd3VAsszm8NZIUw!2e0!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DspKxUpvwd3VAsszm8NZIUw%26cb_client%3Dmaps_sv.share%26w%3D900%26h%3D600%26yaw%3D241.61%26pitch%3D0%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu)>.

Positioned on the elevated side of Garden Street, the residence offers limited views to the north-east, overlooking the residential landscapes of North Narrabeen. In this neighbourhood, one finds a diverse array of housing styles, ranging from single to double storey dwellings, showcasing a mix of both traditional period architecture and contemporary modern designs. Reflecting its designation as a low-density R2 area, the locality maintains a spacious and inviting atmosphere.

A defining feature of North Narrabeen's charm lies in the abundant garden spaces enveloping its residences, fostering a sense of tranquillity and connectivity among the homes. This emphasis on greenery and open spaces underscores the area's significance as a garden suburb, adding to its allure and appeal.



FIGURE 4: Aerial View, 126 Garden Street, North Narrabeen . Source Northern Beaches Council.

### ***1.6 Existing Areas of the Dwelling***

The site has an existing single storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway. The site is regular in its dimensions with rear property access via a shared driveway.

### ***1.7 Existing off-street parking***

There is parking available for 1 car in the existing carport. The site is accessed directly off Garden Street through a concrete driveway that provides access to the existing carport located at the rear of the property.

### ***1.8 Existing Landscaping***

The landscaping to the existing property consists of a site sloping down from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing carport, flat grassed area. The existing landscaping is to be maintained where possible for this development.



## 2 THE PROPOSAL

The street's visual character will align with the garden suburb style, maintaining consistency with local dwellings. The project entails a single-story building with a new rear addition and a front covered roof addition to the existing deck. Minor internal adjustments will enhance the development. The existing driveway will be retained for compliant access and parking, blending seamlessly with neighbouring properties.

Enhancements to the building's appearance will modernize its dated look, ensuring increased amenity and longevity. Ground floor additions will enhance the kitchen area, improving internal living space. Internal renovations will include a new kitchen, bathroom, and laundry. External landscape adjustments will be minimal, with a slight expansion of the paved area at the rear.

The proposed works introduce subtle additions and new roof lines, enhancing visual appeal and maintaining the dwelling's scale in harmony with the streetscape. A new roof over the existing front deck, integrated with the new additions, will complement the existing streetscape and neighbouring properties, elevating the scale and character of the house and the surrounding garden suburb.

### ***2.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New rear addition
- New front deck pergola roof over
- New sheet metal roofs
- Extend rear paving area

**Internally the proposal encompasses:**

- New Kitchen
- New Laundry & Bathroom

### ***2.2 Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

### **2.3 Purpose for the additions**

The proposed works to the existing dwelling aim to enhance access and egress to the dwelling's entrance by introducing a new pergola roof. This roof cover addition will offer protection to both the entryway and front deck, thereby increasing safety, amenity and enhancing the overall appeal of the residence, aligning well with the character of the North Narrabeen locality.

In line with the owner's desire to modernize the house while preserving key elements, the project focuses on expanding the ground floor to better accommodate the needs of the owner's family. Existing features such as the driveway, crossover, and carport will be retained. Additionally, a rear extension featuring a skillion roof design will be added to increase space.

The proposed modifications include new internal areas for the kitchen, bathroom, and laundry, thereby improving functionality and comfort within the existing footprint of the dwelling. By maximizing the use of existing space and adhering to the property's layout, the design aims to optimize both the dwelling and available land area, enhancing overall amenity.

Furthermore, the development plan emphasizes maintaining the dwelling's existing orientation to optimize solar access and ventilation, thus enhancing the resident's lifestyle while also promoting energy efficiency and environmental sustainability.

### **2.4 Materials and finishes proposed to be used**

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Rendered timber framed wall.

Alloy or Timber windows & doors to all elevations

Roofing in colour bond medium to dark colour.

## 2.5 Height

The height of the new development is 3.450m and will not exceed the 8.5m height limit.

## 2.6 Site Controls

| Proposed Development       | Proposed    | Allowable   |
|----------------------------|-------------|-------------|
| Site Area                  | 411.6 sq m  | -           |
| GFA (Gross Floor Area New) | 90.41 sq m  | -           |
| GFA (Gross Floor Existing) | 74.05 sq m  | -           |
| Height                     | 3.450m      | 8.5m        |
| Existing Impervious area   | 242.15 sq m | 246.96 sq m |
| Proposed Impervious area   | 253.86 sq m | 246.96 sq m |

The proposal enhances the amenity of the site by providing safer access while maintaining off-street parking and improved garden areas. The proposed pergola to the front deck and additions to the rear of the property will increase the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.

With the points outlined above, a concession is requested for the minor encroachments into the landscape open space areas. This is due to the location of the existing walls that have been prolonged to extend the rear of the dwelling. Ample plating is available on the southern setback for planting and water infiltration.

The proposed works to the existing ground and upper floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is in our opinion that the new additions are reasonable, considering the location of the existing built form and existing terrain, with the proposal achieving the objectives outlined in PDCP.<sup>7</sup>

<sup>7</sup> Northern Beaches Council DCP; <

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=PDCP>>.

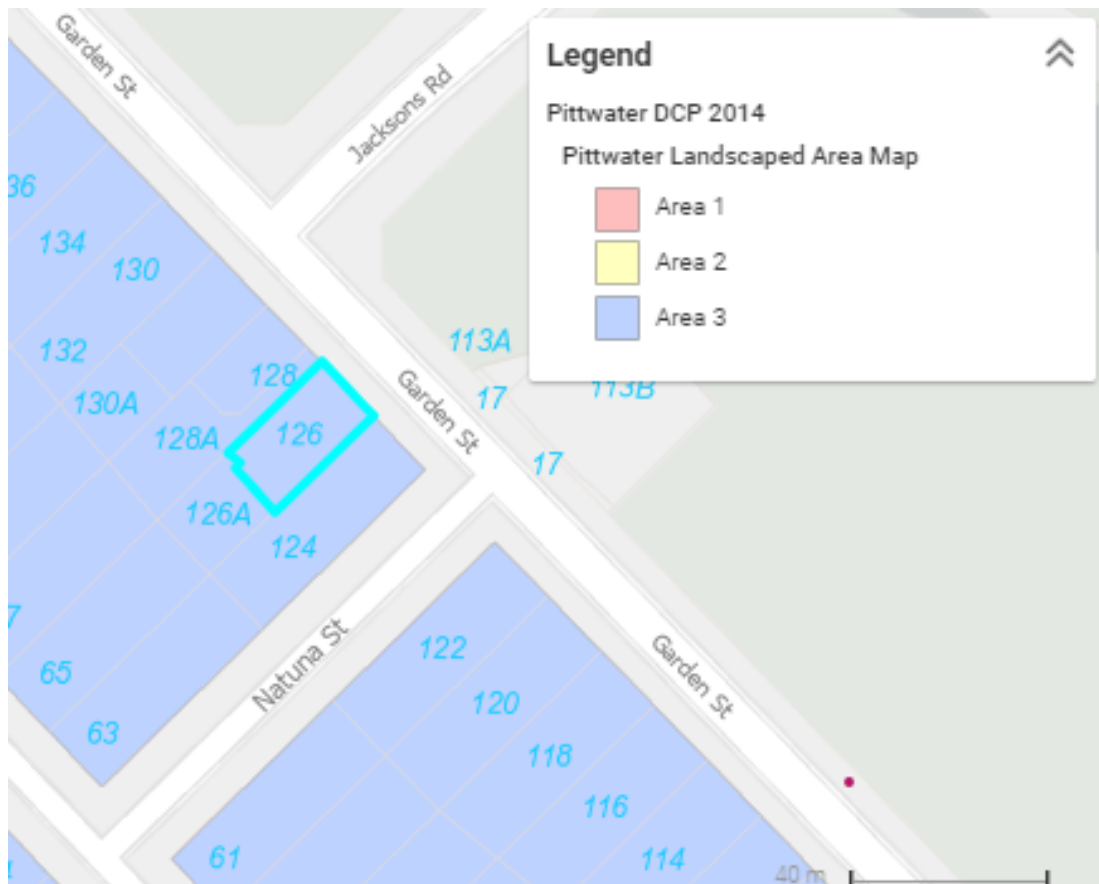


FIGURE 5: Landscape Open Space map, 126 Garden Street, North Narrabeen .  
Source Northern Beaches Council.

## 2.7 Setbacks and Siting

| Proposed Development | Proposed | Allowable |
|----------------------|----------|-----------|
| Front Set Back       | 9.134m   | 6.5m      |
| Rear Set Back        | 6.528m   | 6.0m      |
| Side Set Back Nth    | 1.150m   | 0.9m      |
| Side Set Back Sth    | 2.920m   | 0.9m      |

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Garden Street.

The pattern of development along Garden Street shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally

consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.

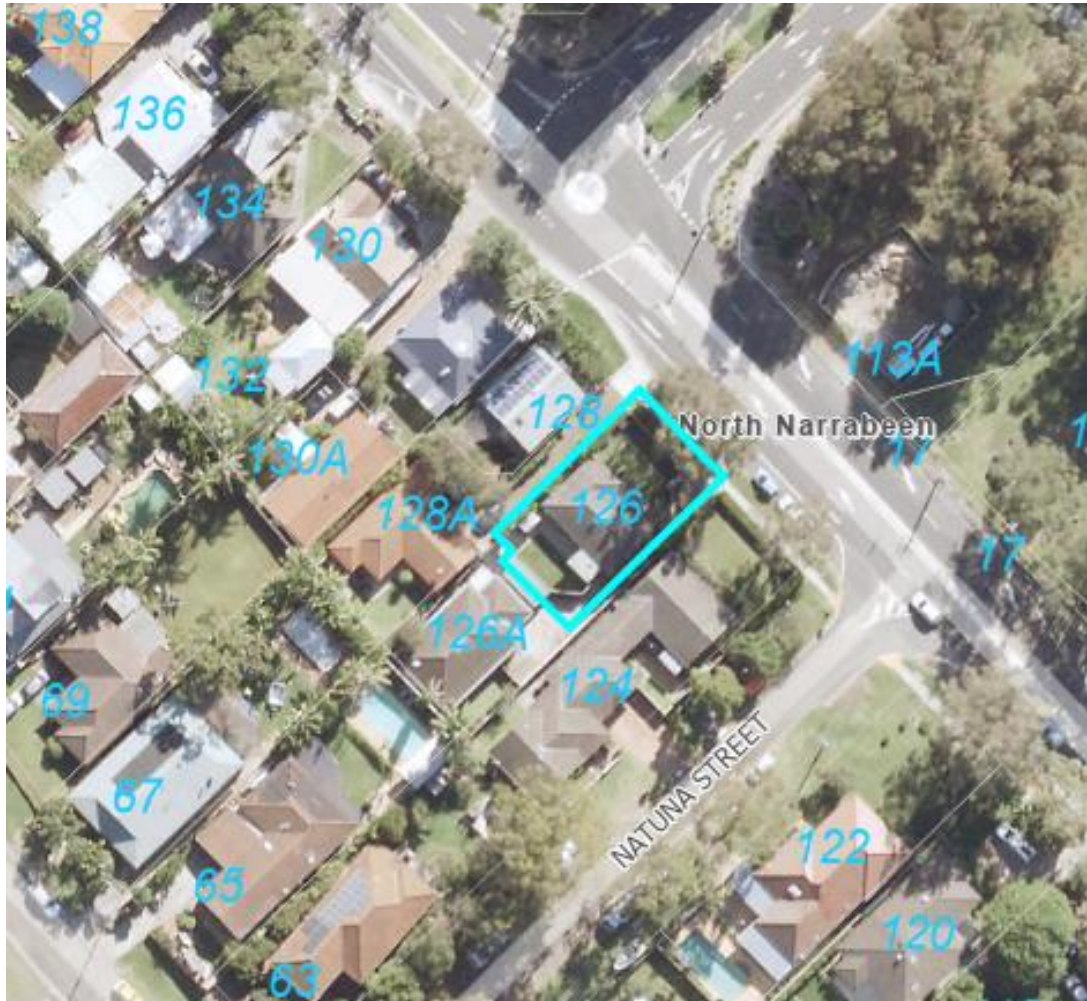


FIGURE 6: Aerial View, 126 Garden Street, North Narrabeen . Source Northern Beaches Council.<sup>8</sup>

The proposed works ensure a seamless visual connection with the current access arrangement in the front setback area. By placing a new pergola roof over the existing front deck entry, a secure and enhanced access deck is introduced, facilitating easier entry while preserving the existing garden spaces. This design fosters openness in the front setback area. Given the property's age, these proposed changes contribute to an elevated streetscape quality that aligns with the evolving character of the neighbourhood.

<sup>8</sup> Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=406352>>.

## **2.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 126 Garden Street. The proposal will maintain the existing driveway and crossover. This provides for off street parking spaces in the available carport. The proposed development will have no detrimental impact on traffic flow.

## **2.9 Privacy, Views and Outlook**

The positioning of windows and open space in the proposed residence at No 126 Garden Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and clad walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

## **2.10 Solar Access and Overshadowing**

The site slopes down from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

## **2.11 Acoustic Privacy**

Acoustic privacy has been maintained across the development. The timber framed and clad walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

## **2.12 Water Management**

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

### **3 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

#### **3.1 Orientation**

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

#### **3.2 Passive Solar Heating**

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

#### **3.3 Passive Cooling**

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved timber/aluminium doors & windows are to be used to assist in passive cooling.

#### **3.4 Natural light**

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

#### **3.5 Insulation and Thermal Mass**

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts<sup>9</sup> to the exterior walls and where necessary to the existing walls.

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<sup>9</sup> Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

### **3.6 Waste Management**

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.<sup>10</sup> During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

### **3.7 Siting and Setback**

Most houses are free standing with the car access to the front or down one side. 126 Garden Street is a good example of this in that it has its car parking in the existing carport. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the front & ground floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

### **3.8 Development on Sloping Land**

No. 126 Garden Street, North Narrabeen is not shown in Landslip refer (Figure 7) on Northern Beaches Council Landslip map<sup>11</sup>. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

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<sup>10</sup> Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

<sup>11</sup> Northern Beaches Council, Land slip map; <<https://nb-icongis.azurewebsites.net/planningmap.html>>.



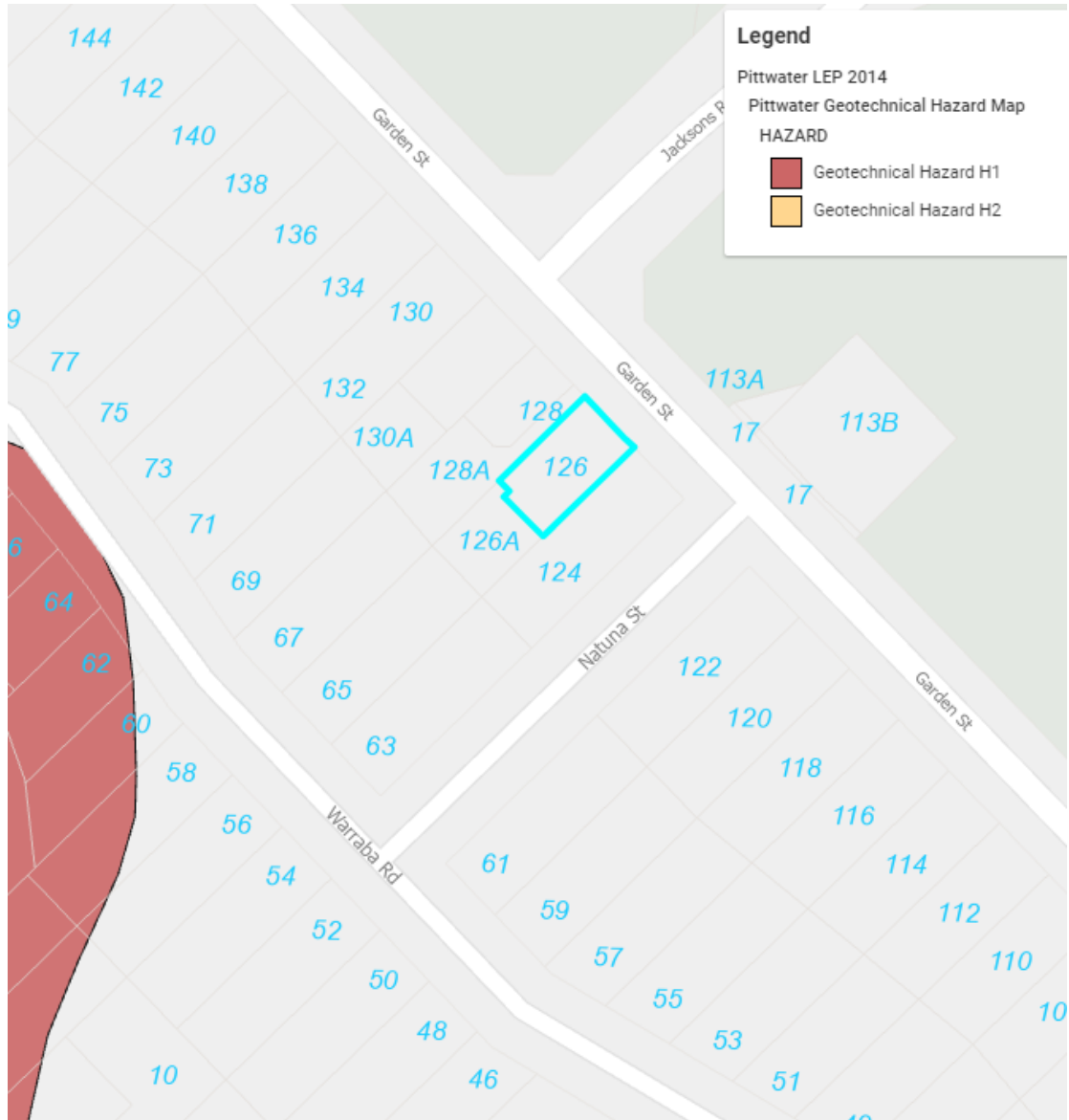


FIGURE 7: Land Slip Maps, 126 Garden Street, North Narrabeen . Source NB Council.

### 3.9 SEPP Resilience and hazards (Coastal Management)

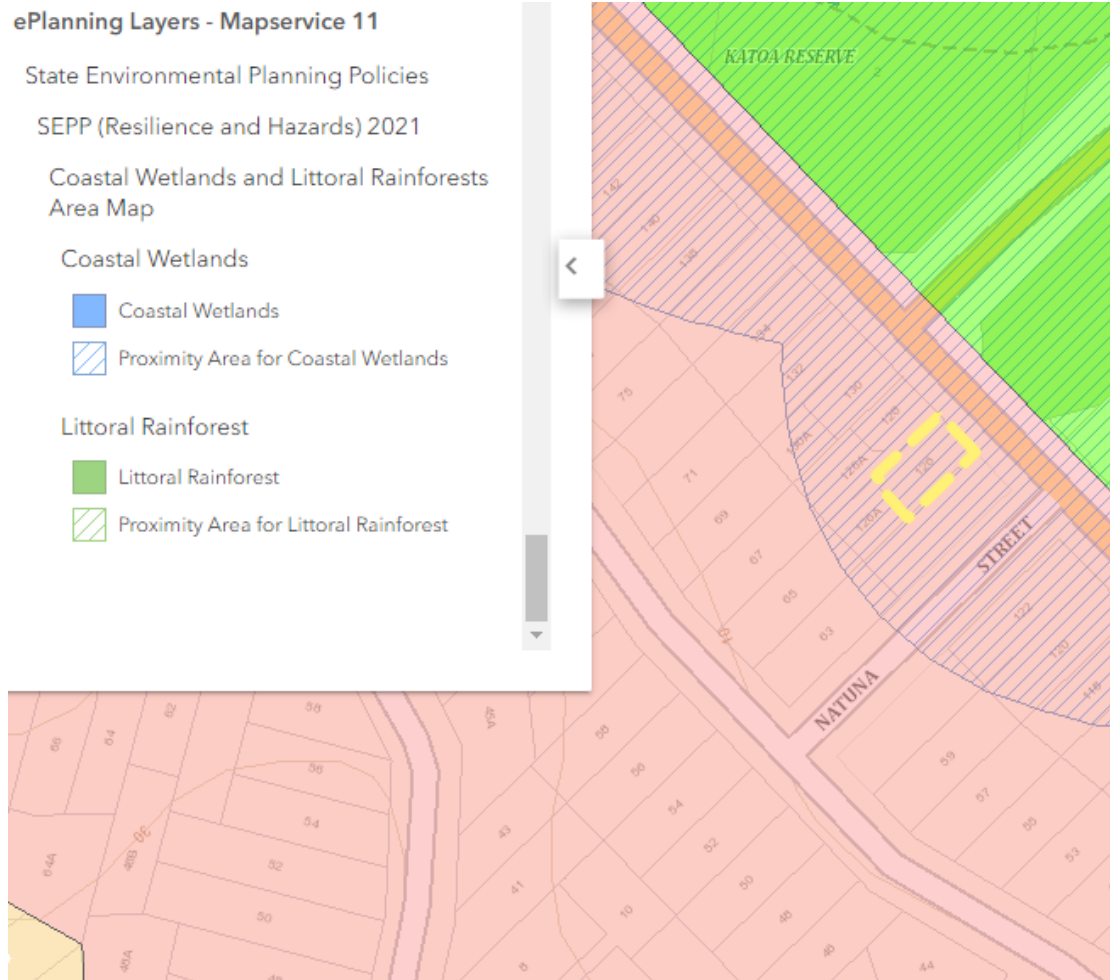


FIGURE 8: NB Council, SEPP(Resilience and Hazards) 2021 Map, 126 Garden Street, North Narrabeen . NSW Dept. of Planning.<sup>12</sup>

## Chapter 2 Coastal management

### Part 2.1 Preliminary

#### 2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

<sup>12</sup> NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

### 3.10 Flood Risk Land

126 Garden Street, North Narrabeen is located within the Medium flood risk area of the Northern Beaches Flood Risk Land Map. (Figure 9). Please refer to Flood Information Report – Comprehensive, included with this application.

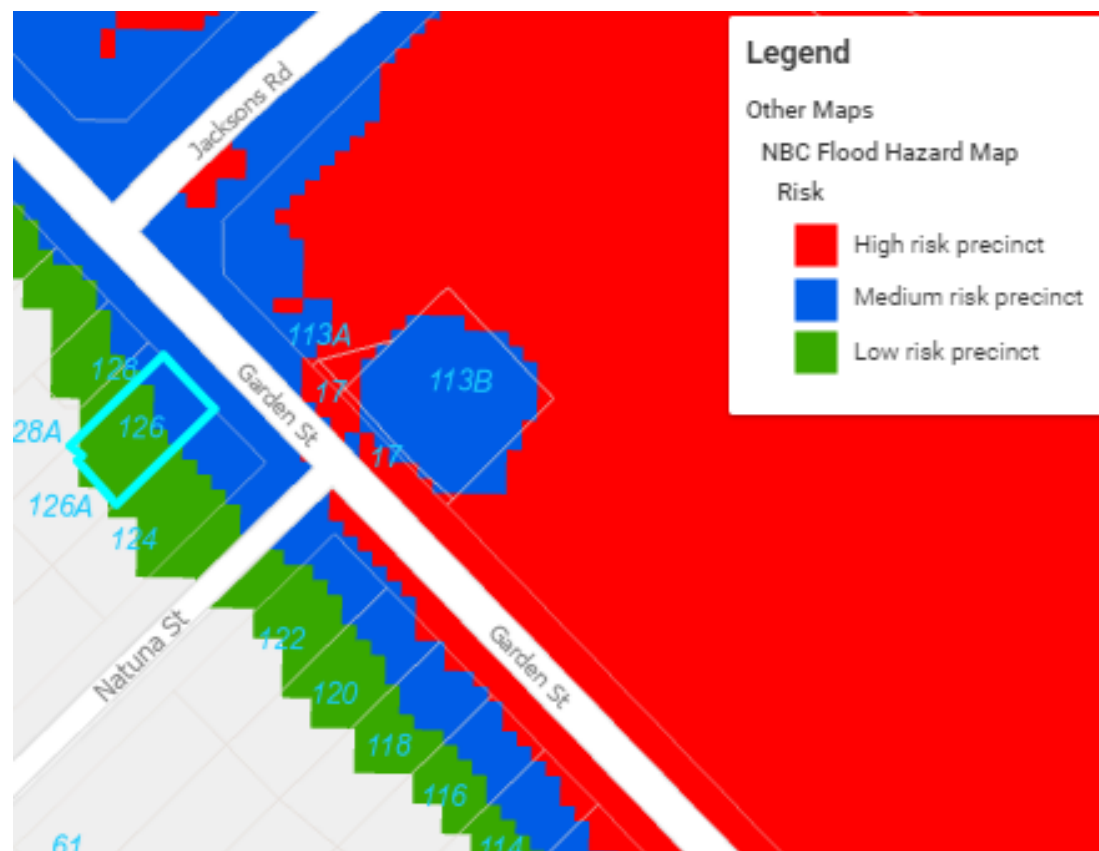


FIGURE 9: Flood Risk (Medium) Map – 126 Garden Street, North Narrabeen .<sup>13</sup>

The Flood report provided by Northern Beaches Council indicated the Maximum Flood Planning Level (FPL) is 3.53m AHD. The proposed works are located at 4.50m AHD. This would provide for the required clearances from the FPL to the proposed works.

<sup>13</sup> NB Council, Flood Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=406352>>.

### **3.11 Building Form**

Residential buildings in North Narrabeen are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

### **3.12 Roof Form**

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with sheet metal roofing under this proposal.

### **3.13 Walls**

A distinctive feature of the Garden Street house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

### **3.14 Windows and Doors**

A variety of window shapes and sizes can be found in the North Narrabeen area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 126 Garden Street, North Narrabeen are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

### **3.15 Garages and Carports**

The freestanding houses in North Narrabeen allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport & existing concrete drive and crossover replaced.

### **3.16 Colour Scheme**

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

### **3.17 Fences and Gates**

Side & rear fences are to be maintained for this development.

### **3.18 Garden Elements**

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

## **4 CONCLUSION**

### **4.1 Summary**

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 126 Garden Street, North Narrabeen are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Narrabeen. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry, Timber framed and clad walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

## 5 APPENDIX 1 – Schedules

### 5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

| EXTERIOR ELEMENT | MATERIAL                    | FINISH         | AS 100 1996 COLOUR |
|------------------|-----------------------------|----------------|--------------------|
| Wall             | Timber frame & cladded stud | Paint          | By Owner           |
| Gutter           | Colorbond                   | Medium to Dark | By Owner           |
| Deck Posts       | Alloy/Steel                 | Paint          | By Owner           |
| Door frame       | Alloy-Timber                | Paint          | By Owner           |
| Door             | Timber & glass              | Paint          | By Owner           |
| Window           | Alloy/Timber & glass        | Paint          | By Owner           |
| Roofing          | Colour Bond                 | Medium to Dark | By Owner           |