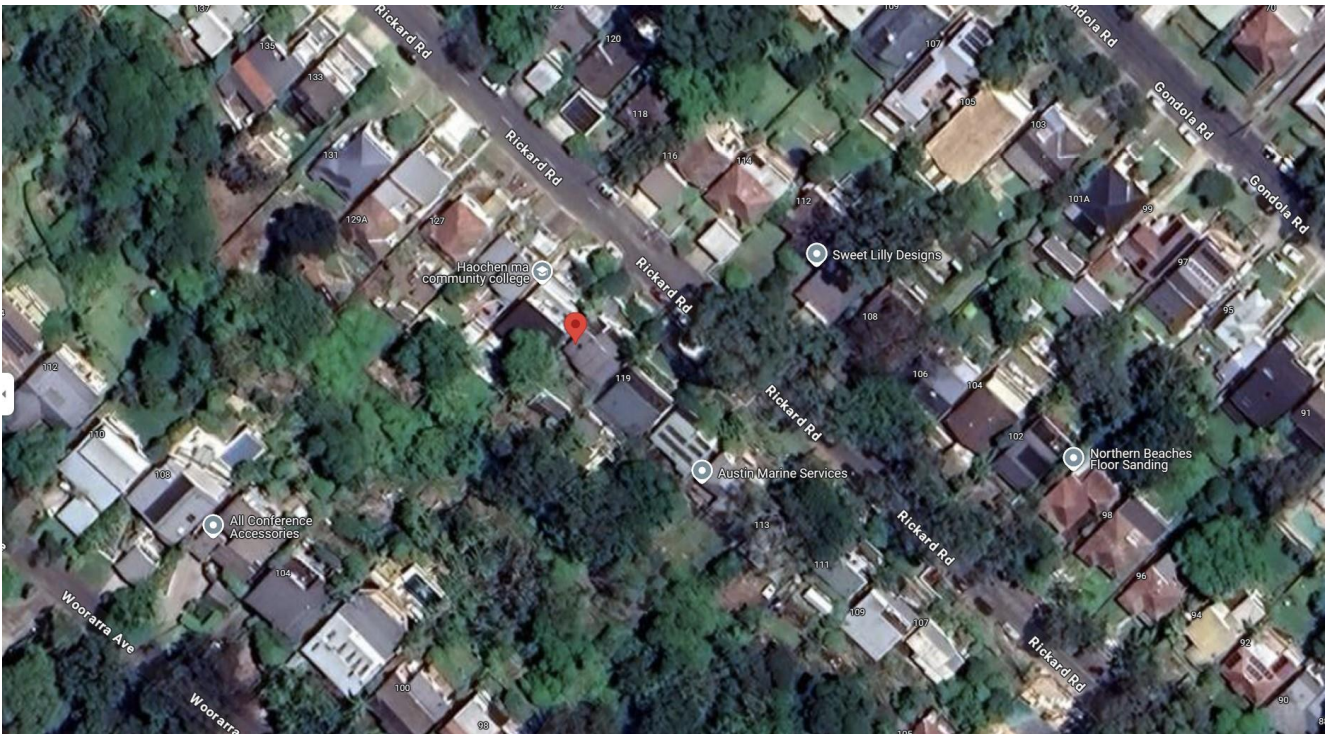


STATEMENT OF ENVIRONMENTAL EFFECTS



**PROPOSED DOUBLE GARAGE, DRIVEWAY and CROSSOVER, PEDESTRIAN ENTRY, ALTERATIONS
and ADDITIONS TO AN EXISTING DWELLING, RETAINING WALLS, STEPS, FRONT DECKED
COVERED BALCONY and ASSOCIATED LANDSCAPE WORKS.**

FOR

Mr Gerry Bojungs and Ms Anna Tarnawczyk

121 RICKARD ROAD

NORTH NARRABEEN, NSW 2101

February 2025

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1.0 INTRODUCTION

This statement of environmental effects accompanies a development application for; proposed double garage & crossover, pedestrian entry, alterations & additions to an existing dwelling, retaining walls, steps, front decked covered balcony & associated landscape works at 121 Rickard Road, North Narrabeen (Lot 67, DP 16212).

The site is zoned C4 'Environmental Living' according to the Pittwater Local Environmental Plan 2014. The proposal is permissible with development consent within the C4 Zone and will be contextually appropriate. The design of the proposed development will positively respond to the site's immediate location and surrounding locality. The design of the proposal has been formulated having close consideration of the low-density character of the surrounding residential area. Furthermore, the proposed works will enhance the liveability of the current residence whilst also improving the streetscape.

The purpose of this Statement of Environmental Effects is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed works in terms of the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

The merits of the proposal are considered in terms of the relevant Northern Beaches Council planning instruments, codes and policies.

2.0 LOCALITY AND SITE

The property is located within the North Narrabeen Locality, within the area of the former Pittwater Council and now within the area of the Northern Beaches Council and is shown as Zone C4 'Environmental Living' on the land zoning map. The proposed development is subject to Pittwater Local Environment Plan (PLEP) 2014 and Pittwater Development Control Plan 21 (PDCP).

The site contains an existing elevated single storey Principal Dwelling (2 bedrooms + study, 1 bathroom) with a single lock up garage, dilapidated steps + walls and landscaping to the front, a covered front balcony deck & lower ground floor storage area with bathroom. In the rear yard there is an existing studio connected to the primary dwelling by a set of dilapidated masonry steps, surrounded by failing retaining walls & overgrown garden. Between the studio & the rear boundary lies overgrown garden (no work is proposed to this space).

The site is rectangular in shape & is 556.4sqm in size. Its northern boundary is 12.19 metres wide, its southern boundary is 12.19 metres wide, its western boundary is 45.665 metres long and its eastern boundary is 45.651 metres long. The site is steeply sloping from South to North. The Southern end of the property is bounded by No 102 Woorarra Ave and the Northern end is bounded by Rickard Rd. The Eastern and Western boundaries are respectively shared with No 119 and No 123 Rickard Rd, North Narrabeen, NSW 2101.

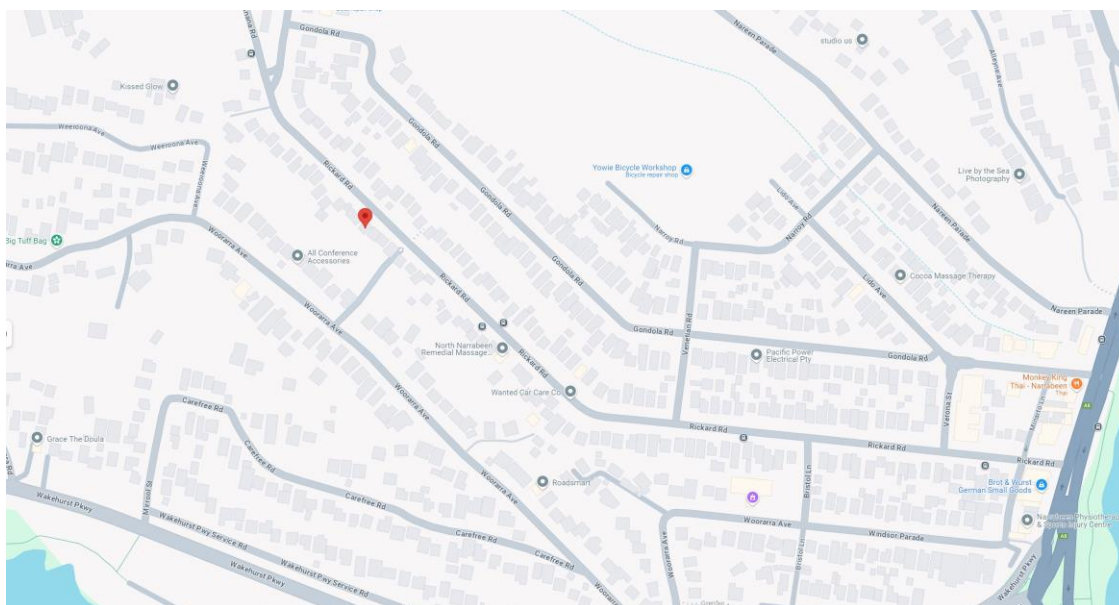


Figure 1 – Locality Map. Source – Google Map (Site is shown with red marker)



Image 1 – View from Rickard Rd showing existing dilapidated walling and steps on Council land as well as single garage (to become double), crossover and garden (all to be replaced and improved).



Image 2 – View from Rickard Rd showing existing dilapidated walling of various materiality and steps proposed to be replaced. Also shown garden to be replaced and dramatically improved.



Image 3 – View of front garden area and front house facade within property (partially above existing single garage) in need of improvement. Brick wall proposed to be opened to create entry to new Lower Ground Floor area. Deck to be replaced, extended & re-roofed.



Image 4 – View of existing undercroft storage area proposed to become new, useable Lower Ground Floor space with bedroom, lounge, laundry, bathroom, sauna and front door entry to house with new stair well to ground floor.



Image 5 – View South-East across existing rear garden showing dilapidated stairs leading to existing studio with surrounding walling and garden (all proposed to be removed and improved). Also shown is existing study to rear of house.



Image 6 – View South-East showing existing studio, walls, garden and access steps. Proposed to excavate in front of studio to create new level lawn space, tiered and walled gardens as well as new stairs and a better connection between dwelling and studio.



Image 7 – View towards rear of studio/property – no work proposed to this area as part of this submission.



Image 8 – View looking North-East showing existing dwelling and rear garden with existing dilapidated concrete stairs and masonry walls. The proposal seeks to run the existing rear wall of the study across the back of the dwelling to increase internal space as well as carry the existing roof shape (central pitch – flat sides) to the front and back.



Image 9 – View of existing house entry (ground floor) and covered deck. Stairs are proposed to be internalised by boxing in recessed deck area shown) and accessed from new Lower Ground Floor entry. Existing bi-folds to be retained, deck extended and re-covered with new roof.



Image 10 – View from Rickard Rd of immediate neighbouring property No 119 showing precedence of recently renovated dwelling and new double garage+ crossover surrounded by new walling, steps and landscaping on Council's verge.

3.0 PROPOSAL

The proposed DA related works consists of the following:

- Construction of a new double garage & crossover.
- Construction of new pedestrian entry from the street/garage.
- Alterations and additions to existing dwelling including lower ground floor fitout, new internal staircase (LGF to GF), reconfigured GF internals and minor rear extension.
- Replacement and extension of front decked balcony with altered roof over.
- Altered/repaired roof.
- Steps, retaining walls and associated landscaping throughout including privacy screening and planting.

The existing dwelling is a small, one storey elevated cottage on a sloping block with inadequate internal and useable external private open for the owners, a young family with 1 child. The intent of the proposal is to create a beautiful, functional and practical family house and landscape in which to live and entertain for years to come.

The proposal seeks to implement a new double-garage to replace the inadequately sized & deteriorating existing single garage as well as a new crossover and layback. A new pedestrian journey from the driveway, surrounded by refreshed gardens and walling, as well as further stair access from the rear of the garage, is proposed to replace the existing dilapidated front stairs, retaining walls and garden to create more functional and safer entry ways to the property.

Rickard Rd is a busy, narrow through road, with limited on-street parking. Implementing a new double garage will remove cars from the street and allow for safer entry and exit to/from a vehicle, something at the forefront of a parent's mind. Furthermore, there is precedence for double garages on the immediate front boundary throughout Rickard Rd, as well as paths, stairs, walls & landscaping on the public reserve, including the adjacent neighbouring site No 119 as well as No's 133 and 135 (among others).

Above the garage is proposed a refreshed garden and entry area with a new lawn and surrounding planting, providing a much-needed safe and practical play space for the family and their young child.

The proposal seeks to utilise an existing undercroft area (lower ground floor) currently used for storage, to create more space and functionality for the owner by adding a bedroom, loungeroom, laundry (no existing separate laundry), sauna and renovated bathroom in this area. The lounge room is proposed to open to the refreshed front garden/lawn space.

The entry to the home (no current defined front door), is currently accessed via a large set of external timber stairs leading up to a timber decked balcony. The entry would be relocated to the lower ground floor, with a new defined front door opening to an internal stairwell leading up to the ground floor.

The existing house (ground floor) currently only has 2 small bedrooms, a narrow study and a single bathroom, entirely inadequate for a young family who primarily works from home. The proposal seeks to extend and square off the rear of the house, reconfiguring the interior to create 2 equal sized bedrooms and a Master Bedroom with ensuite.

The kitchen and lounge areas are also proposed to be opened up, allowing for a far more practical, free-flowing open plan space befitting of a growing family. A wide hallway through the centre of the house will better connect the primary floor with the rear garden space, which is currently accessed via a single door in the study & is entirely disconnected.

The existing covered balcony deck at the front of the house (ground floor) is to be replaced and extended out to adapt to the proposed new layout, with the proposed new internal stairs filling in an area currently decked. The existing balcony is covered, however, the roofline is proposed to be extended & altered to cover the small increased deck size, though the highest point the proposed extended roof will not exceed that of the existing dwelling. Both neighbouring dwelling (No 119 & 123) offer similar balconies/decks to their frontages, and this will maintain cohesion in the area.

The rear garden is currently unusable, with overgrown planting, dilapidated and dangerous walling and stairs connecting the primary dwelling with the studio. The steep block, in its current state, does not lend itself to the lifestyle of the owner and their young child. The proposed works will create a more accessible and functional outdoor space, through tiered masonry walling & stairs + landings, a generous level lawn space and all new softworks including privacy screening planting. The connection to the existing studio will also be amended and improved, allowing for an easier and safer access to this existing asset and the garden beyond.

The proposed development considers the inherent qualities of the property and its setting, as well as the inherent qualities of the adjacent properties, and has been designed so as to integrate well with the form and features of the site. The proposal will only impact positively on any scenic qualities and characteristics of the area and does not detract from any neighbouring views, privacy or amenity in any capacity. The proposed works will retain the style of the existing building and inherent qualities of the area, impacting positively on the property and improving the streetscape.

The works proposed in this Development Application will have no adverse impacts on the Principal Dwelling or any neighbouring properties. The proposed works will not require the removal of any protected trees.

4.0 Planning Framework

Section 79C of the Environmental Planning and Assessment Act 1979, requires that in determining a development application, a consent authority is to take into consideration the following matters as are of relevance to the development:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Consistent with the requirements of the Environmental Planning and Assessment Act 1979 (the Act),

the proposal has been assessed against the following applicable policies:

- State Environmental Planning Policy 55 - Remediation of Land;
- Pittwater Local Environmental Plan 2014; and
- Pittwater Development Control Plan 2014.

These matters are discussed below.

4 . 1 State Environmental Planning Policy 55 – Remediation of Land

The proposal involves earthworks for the construction of the double garage, lower ground floor and rear terraced lawn + landscape. All other elements are proposed to be at or close to existing ground level or in the footprint/envelope of the existing dwelling and ancillary structures. The site has previously only been used for residential purposes and is therefore likely to contain no ground contaminants. The site is considered to be appropriate for residential development hence does not require remediation.

4 . 2 Pittwater Local Environment Plan 2014

4.2.1. Zoning & Permissibility

The subject land is zoned C4 'Environmental Living' pursuant to Pittwater Local Environmental Plan 2014 (PLEP2014) (Figure 4). The objectives of the zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.

- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

All elements in the proposed development are permitted with consent of Council in the C4 Zone. Overall, the proposed development will allow for efficient living at the subject site along with enhancing liveability of the existing residence whilst also improving the streetscape.

The proposal is both consistent with the relevant objectives of the zone, and permissible, with the consent of Council.

4.2.2. Clause 4.3 – Height of Buildings

The maximum permitted Building Height for the subject site is 8.5m. The height of the existing dwelling is below the 8.5m limit and there will be no proposed increase to the height of the dwelling as part of this application.

4.2.3. Clause 4.4 – Floor Space Ratio

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

4.2.4. Clause 5.10 – Heritage Conservation

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

4.2.5. Clause 7.1 – Acid Sulphate Soils

The subject site is identified to contain Class 5 Acid Sulphate Soil. The proposed Development will not impact the water table and is not anticipated to have any specific requirement in respect to Acid Sulphate Soils.

4.2.6. Clause 7.2 – Earthworks

Some earthworks are required as part of the proposed development, however, there is extensive precedence in the immediate vicinity for similar scale developments and the proposed will not impact any adjoining properties.

4.2.7. Clause 7.6 – Biodiversity

The subject site is upon land which is identified as 'biodiversity' under the PLEP. The proposed development will not have an adverse impact on the condition, ecological value and significance of the fauna and flora on the land nor will it have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna. The proposal will result in no detrimental impact to biodiversity on the subject site.

4.2.8. Clause 7.7 – Geotechnical Hazard

The subject site is located within a geological hazard zone. The proposed development will comply with the requirements of the Geological Risk Management Policy for Pittwater. Furthermore, the development will be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level for the life of the development. The proposal will not adversely affect or be adversely affected by geotechnical processes, nor will it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.

A Geotechnical Assessment prepared by Ascent Geotechnical Consulting is attached to this Development Application.

4.2.9. Clause 7.10 – Essential Services

All essential services outlined in the PLEP 2014 are available to the site.

4 . 3 Draft Environmental Planning Instruments

There are no draft Environmental Planning Instruments applicable to the proposed development.

4 . 4 Pittwater Development Control Plan 21

Pittwater Development Control Plan 21 (PDCP) supports the objectives of Pittwater Local Environmental Plan 2014, providing more specific controls to protect and enhance the public domain and to contribute to the prosperity and character of LGA and its suburbs. Where the proposal departs from the PDCP controls, it is considered to have an inconsequential environmental impact. An assessment of the proposal against the relevant provisions of the PDCP is provided below.

The following provisions of the Pittwater Development Control Plan 21 are relevant to this proposal:

Section B.3 – Hazard Controls

B3.1 Landslip Hazard

The subject site is located within a geological hazard zone. The proposed development will comply with the requirements of the Geological Risk Management Policy for Pittwater. Furthermore, the development will be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level for the life of the development. The proposal will not adversely affect or be adversely affected by geotechnical processes, nor will it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.

A Geotechnical Assessment prepared by Ascent Geotechnical Consulting is attached to this Development Application.

B3.6 Contaminated Land & Potentially Contaminated Land

The proposed works will involve some earthworks, however, the site has previously only been used for residential purposes and is therefore likely to contain no ground contaminants. The site is considered to be appropriate for residential development and hence does not require remediation.

Section B.4 – Control Relating to the Natural Environment

B4.1 Flora & Fauna Conservation Category 1 Land

The proposed development will not have an adverse impact on the condition, ecological value and significance of the fauna and flora on the land nor will it have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna. The proposal includes removal of some landscaped area (primarily lawn) to the rear of the property which is considered to have a very minor ecological value. The proposal will result in no detrimental impact to flora and fauna on the subject site.

B4.22 Preservation of Trees & Bushland Vegetation

The proposed development will not have an adverse impact on the condition, ecological value and significance of trees and bushland vegetation on the land or any neighbouring properties. Any works proposed with the TPZ of existing trees only replaces existing structures and works with existing levels to minimise any necessary excavation. Tree-sensitive Design and Construction Measures will be implemented where necessary.

An Arboricultural Impact Assessment prepared by Arbor Express is attached to this Development Application.

Section B.5 – Water Management

B5.5 Rainwater Tanks

The proposed works create an additional impervious roof area of approximately 25sqm and therefore does not require the installation of a rainwater tank for non-potable use as outlined in the table within the PDCP.

B5.15 Stormwater

The stormwater drainage system for the proposed development has been designed and will be installed and maintained in accordance with Council's Water Management for Development Policy.

Please refer to the Stormwater Plans created by Water Design Civil Engineers accompanying this DA submission.

Section B.6 – Access and Parking

B6.1 Access Driveways and Works on the Public Road Reserve

The proposal seeks to replace the existing crossover to suit the proposed construction of a new double garage. The access driveway has been designed and will be installed in accordance with the requirements of the Pittwater DCP 21 and relevant Australian Standards.

B6.3 Off-Street Vehicle Parking Requirements

The proposal satisfies all off-street vehicle parking requirements.

Section B.8 – Site Works Management

During construction, the proposal will comply with Council's site works management controls when applicable with regards to the following:

B8.1 - Construction and Demolition - Excavation and Landfill

B8.3 - Construction and Demolition - Waste Minimisation

B8.4 - Construction and Demolition - Site Fencing and Security

B8.5 - Construction and Demolition - Works in the Public Domain

B8.6 - Construction and Demolition - Traffic Management Plan

Section C1 – Design Criteria for Residential Development

C1.1 Landscaping

The proposed works to the front landscape are extensive with a complete refresh of the pedestrian entry and surrounding gardens, including that on the Council verge. The existing dilapidated walls, steps and gardens will be replaced with a more functional, safe and visually appealing solution which ties in with the proposed garage structure. A level lawn area with surrounding gardens will create a much-needed safe and practical space for the owners and their family.

The rear landscape is currently tiered with a mix of dilapidated walls and stairs surrounded by overgrown gardens. The access to the existing studio is currently unsafe and impractical. The proposal seeks to introduce neat, tiered gardens, as well as a new level lawn area for children to play, through the use of retaining walls and generous masonry steps which better connect the dwelling, garden and studio.

Extensive screening planting will run down each side boundary of the property to assist with privacy for both the subject site and neighbouring properties.

The proposed works will result in 70% Landscaped area to the front setback, easily exceeding the requirement of 60% outlined in the DCP.

All existing trees are proposed to be retained, and three new trees will be implemented as part of this development. Any works proposed with the TPZ of existing trees only replaces existing structures and works with existing levels to minimise any necessary excavation. Tree-sensitive Design and Construction Measures will be implemented where necessary.

An Arboricultural Impact Assessment prepared by Arbor Express is attached to this Development Application.

C1.2 Safety & Security

The proposed alterations and additions ensure that all relevant controls outlined in the PDCP relating to Safety and Security are met.

C1.3 View Sharing

The proposal will not result in any adverse impacts to the views of any neighbouring properties. The primary view is North-East across the valley for the subject site as well as neighbouring properties and this view will not be impacted by the proposed development. In addition, no existing views across side boundaries will be affected.

C1.4 Solar Access

The proposed works will not impact the solar access of the subject site or any adjacent neighbouring sites and is capable of receiving 3 hours of sunlight between 9am and 3pm on June 21st. As such, the proposal is compliant with regards to solar access.

C1.5 Visual Privacy

The proposed works do not extend beyond the outermost lines of the existing footprint of the dwelling. The location and size of all new windows has been carefully considered to minimise any potential for overlooking. In addition, landscaping screening planting to both the Eastern and Western boundaries assist with visual privacy. Furthermore, new fencing to both boundaries will be installed, which will assist with maintaining privacy for all properties.

Therefore, it is considered that there are no visual privacy implications as a result of this proposal.

C1.6 Acoustic Privacy

The proposed development is for residential purposes and the proposed extended front deck (encouraged in the DCP) and proposed new external landscape elements are prevalent in the locality. Therefore, there will not be any unreasonable acoustic impacts as a result of the proposal.

C1.7 Private Open Space

The proposed development dramatically increases the amount and useability of private open space on the subject site, transforming a tiered impractical rear garden, worn front area and small dwelling into a functional family property with multiple open spaces which connect and flow seamlessly, offering well above the required 80sqm. The proposal is therefore compliant with the PDCP with regards to private open space.

C1.10 Building Facades

The proposed works will meet all controls relating to building facades outlined within the PDCP.

C1.12 Waste and Recycling Facilities

The proposed works will meet all controls relating to Waste and Recycling Facilities outlined within the PDCP. The waste and recycling receptors are proposed to be housed within the new double garage.

C1.23 Eaves

All elevations with new roof areas for the dwelling will have eaves greater than the required 450mm width outlined in the PDCP. The proposed works are therefore compliant.

C1.24 Public Road Reserve – Landscaping and Infrastructure

The proposed works include a new driveway crossover and pedestrian access from the street (to replace existing) with adjacent new retaining walls and landscaping. The proposed works are in keeping with the style of the existing property and inherent qualities of the area, impacting positively on the property and improving the streetscape.

C1.25 Plant, Equipment Boxes & Lift Over-Run

There will be no detrimental impacts as a result of any mechanical equipment required as a result of the proposed works.

Section D11 – North Narrabeen Locality

D11.1 Character as viewed from a public space

It is considered the proposed development responds and reinforces the spatial characteristics of the existing built and natural environment. The proposed extended ground floor deck and proposed extensive landscaping throughout helps to minimise any visual bulk and softens the built form. Furthermore, the design of the proposal enhances the existing streetscape whilst also promoting a scale and density that is in keeping with the with the natural and built forms in the locality.

The proposed works meet all requirements in relation to articulation and façade design features as outlined in the DCP.

The proposed double garage, while located on the front boundary and wider than outlined in Council's provision, is aligned with the existing garage location and considered to meet Council's objectives. The new garage, stone clad & surrounded by extensive new landscaping, will not be a dominant feature of the dwelling or streetscape and will provide safe and convenient access for vehicles, pedestrians and cyclists. Furthermore, the proposed garage reflects the streetscape and the precedence of existing properties, including but not limited to No. 119, 127, 129 and 133.

It is therefore requested that Council support the requested variation.

D11.3 Building Colour & Materials

As reflected in the Materials Schedule (MS 01) the proposed development will include building colours and materials which reflect the character of the locality and enhance the visual quality of the streetscape. The facade of the building will retain the existing colour palette.

D11.6 Front Building Line

The PDGP requires a 6.5m minimum setback from the boundary to the front building line when in the C4 zone. The proposed development retains the existing 6m front building line distance to the dwelling. The proposed front deck at ground floor level has a setback of 3.8m from the front boundary. The proposed double garage, while set on the front boundary, is in line with the existing single garage. While these setbacks do not meet the minimum requirement outlined in the PDGP, the building and garage setbacks do not change from the existing, and the proposed ground floor deck remains consistent with that of neighbouring properties. Furthermore, there are multiple instances of precedence throughout Rickard Rd for development that does not meet the front setback requirements. It is considered that a minor departure from the control is acceptable on a merit basis, since the front building line is consistent with neighbouring properties, allowing for a consistent streetscape and therefore an improved visual outcome. As such, it is requested that Council allow the proposed minor departure from this control.

D11.7 Side & Rear Building Line

The proposed works do not extend beyond the existing side & rear building lines.

D11.9 Building Envelope

The proposed works do not extend beyond the existing side building lines and there is no increase in roof height as part of this development. It is therefore deemed that the proposal satisfies the objectives outlined in this control.

D11.11 Landscaped Area – Environmentally Sensitive Land

The total proposed Landscaped Area for the site is 387.43sqm (69.63%) easily meeting and exceeding the requirements outlined in the DCP.

D11.12 Fences – General

Any fencing installed as part of this proposed development will meet the controls outlined in the PDCP 21.

D11.14 Construction, Retaining walls, terracing & undercroft areas

Given the steep nature of the property, retaining walls are required to create functional, safe accessways and practical open space areas such as lawns for play. While the majority of the proposed walls are to be of masonry construction, again, the steep nature of the site and the need ensure safe implementation and stability necessitate this. All walls visible from a public place are proposed to be built from or clad in sandstone like materials. Furthermore, all retaining walls proposed as part of this development will be softened by extensive new landscape planting.

The existing undercroft area to the deck of the existing studio in the rear yard, meets the maximum height control of 3.5m, even with the proposed new adjacent level lawn area, and will be extensively planted.

The proposed primary outdoor entertaining areas are to be timber decks and as such the proposal is compliant with section D11.14 of the PDCP.

4.5 Likely Impacts of the Development

4.5.1. Context & Setting

The subject site is located in an established residential area which comprises predominantly of residential single detached dwellings. The existing dwelling is well established, and the proposal represents a dramatic improvement in appearance and amenity for the property. The proposed development will have no adverse impacts on neighbouring amenity nor the public space.

4.5.2. Visual Privacy

The proposed works do not extend beyond the outermost lines of the existing footprint of the dwelling. The location and size of all new windows has been carefully considered to minimise any potential for overlooking. In addition, landscaping screening planting to both the Eastern and Western boundaries assist with visual privacy. Furthermore, new fencing to both boundaries will be installed, which will assist with maintaining privacy for all properties. Therefore, there are no visual privacy implications as a result of this proposal.

4.5.3. Acoustic Privacy

The proposed development is for residential purposes and the proposed extended front deck (encouraged in the DCP) and proposed new external landscape elements are prevalent in the locality. Therefore, there will not be any unreasonable acoustic impacts as a result of the proposal.

4.5.4. Design & Appearance

The proposed development is in keeping with the low-density residential area and will improve the amenity and public domain interface of the building. The proposed scale and bulk of the additions are appropriate for the locality and are consistent with the surrounding properties.

4.5.5. Social, Environmental & Economical

No adverse social, environmental or economic impact shall result from the proposed development.

4.5.6. Construction

The development will be undertaken in accordance with all relevant Australian Standards. The proposed design will not compromise the ability of the built form to conform to the building regulations.

4.5.7. Sustainability

The proposal will result in a development which will be energy efficient, taking measures to ensure reduced consumption of water and energy. The BASIX Certificate lodged with this application complies with all Building Sustainability Index requirements.

4.5.8. Cumulative Impacts

No foreseeable cumulative impacts shall result from the proposed development.

4.6 The Suitability of the Site for the Development

The site is zoned, and utilised, for the purpose of residential development. The proposal is consistent with the zone and the surrounding context and is therefore suitable for the development.

4.7 Any Submissions made in accordance with the Act

No submissions have been made in relation to proposed development.

4.8 The Public Interest

The public interest is considered in terms of compliance with the relevant planning controls applicable to the proposed development.

The continued use of the land for residential purposes is consistent with the objectives for the residential zone and the desired future character for this area. The proposal is generally consistent with the relevant objectives and development standards. The proposal will not result in significant adverse impacts on the amenity of the neighbouring properties.

The proposal represents an appropriate and desirable improvement to the function and amenity of the property. It is a design that is compatible with the built form and character of the area and the surrounding residential development. The proposal will positively impact on the existing landscape and natural features of the site.

It is our opinion that there are no discernible issues relating to the proposed development that would be contrary to the public interest.

5. CONCLUSION

The proposed development refers to; proposed double garage & crossover, pedestrian entry, alterations & additions to an existing dwelling, retaining walls, steps, front decked covered balcony & associated landscape works at 121 Rickard Road, North Narrabeen are permissible in the C4 Environmental Living zone subject to the consent of Council.

The proposed development has been assessed against the relevant existing and draft planning policies. The reasons for a positive assessment and determination of the proposal are summarised below.

- The proposal will not have any insignificant impacts on adjacent properties, the proposal is appropriate for the locality and for the low impact development C4 Zone.
- The design of the proposed development will positively respond to the site's immediate location, and surrounding locality. The design of the proposal has been formulated having close consideration of the low-density character of the surrounding residential area.
- The form and design of the proposal is responsive to the particular site conditions. It represents an appropriate form of development that shall enhance the amenity and appearance of the property.
- There shall be no unacceptable impacts on the existing locality, visual character when viewed from a public place, or amenity of neighbouring properties
- The proposal is permissible in the C4 Environmental Living zone and is consistent with the objectives and controls of the statutory framework.
- No adverse environmental, economic, or social impacts have been identified from the proposed development.

This SEE provides an assessment of the proposal against the relevant environmental planning framework, including the Pittwater Local Environmental Plan 2014 and the Pittwater Development Control Plan 21. The assessment finds that the proposal is consistent with the objectives and controls of the statutory framework. No adverse environmental, economic or social impacts have been identified from the proposed development.

As demonstrated throughout this Report, the provisions of Section 79C of the Environmental Planning and Assessment Act 1979 have been sufficiently addressed. It is therefore recommended that Council grant development consent to the proposal, subject to appropriate conditions.

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