



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

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

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

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

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

Introduction

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

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

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

The Proposal

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

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

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

There is no impact on soft landscaped area.

The balcony roof is extended east.

The existing spa pool is deleted and converted to decking.

A new pergola / operable roof is installed in this location

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

Impact

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

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

There is no overshadowing of consequence

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

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

In Summary

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

There is no loss of soft landscaping area.

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

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

