

# DEVELOPMENT APPLICATION REPORT

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ALTERATIONS & ADDITIONS at  
13 BRUCE STREET, MONA VALE for  
JASON KENNETT AND MANDY EILBECK

JUNE 2019



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A. INTRODUCTION

GENERAL

This report has been prepared as part of the Development Application to Northern Beaches Council for alterations and additions at 13 Bruce Street, Mona Vale. The aim of this report is to assess and substantiate compliance of the proposal with the applicable planning provisions and to identify the effect of the proposal on the locality.

This report forms the Statement of Effects required as part of the development application.

The owners of the site, Jason Kennett and Mandy Eilbeck, approached Richard Cole Architecture with a brief to create alterations and additions that respond sensitively to the natural environment and site.



The proposed development consists of the following:

- Upgrade of internal layout of ground & lower levels;
- Addition of new service rooms to the rear lower level;
- Additional study located above the existing house
- New windows and doors to some areas;
- New cladding to external walls to the lower level;
- Sunshade structure to rear deck has been removed;
- New balcony to eastern elevation & privacy screen
- New slow combustion wood heater;
- Relocated internal staircase;
- Demolition of external entry lobby to southern elevation.

A 1 PITTWATER LEP 2014

The property is zoned “E4 Environmental Living”. The proposed alterations and additions to the existing dwelling is permissible under this zoning. The site is not a known archaeological site. It is not in the vicinity of a heritage item.

A 1.01 HEIGHT OF BUILDINGS

The maximum height limit for the site shown on the Height of Buildings map is 8.5m above natural ground level. The maximum height of the proposed dwelling is 8.5m high. The addition of a new chimney is a permissible encroachment to the building height. The building height complies with the development standard.

A 2 MISCELLANEOUS PROVISIONS

A 2.01 DEVELOPMENT BELOW MEAN HIGH WATER MARK

There are no proposed works below the Mean High Water Mark.

A 2.02 HERITAGE CONSERVATION

The site is not a heritage item or within proximity of a heritage item and is not within a heritage conservation area.

A 3 URBAN RELEASE AREAS

Not Applicable

A 4 ADDITIONAL LOCAL PROVISIONS

Not Applicable

A 4.01 ACID SULPHATE SOILS

The site is Class 5 on the Acid Sulphate Soils map.

For land of these classifications, works involving the disturbance of soil or the change of groundwater levels, as noted below, shall not be carried out unless it has been determined whether acid sulphate soils are present and whether the proposed works are likely to disturb these soils.

Class 5 Land

- Works within 500 metres of adjacent Class 1, 2, 3 or 4 land which are likely to lower the watertable below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land.

The proposal does not include any of the works described above, and therefore complies with this control.

A 4.02 EARTHWORKS

There are only minor earthworks proposed under the existing house as part of this application. There will be a small quantity of excavated material, which can be reused on the site.

A 4.03 BIODIVERSITY PROTECTION

The site is within an area of biodiversity.

The objective of this clause is to maintain terrestrial, riparian and aquatic biodiversity by: protecting native fauna and flora, and protecting the ecological processes necessary for their continued existence, and encouraging the conservation and recovery of native

fauna and flora and their habitats.

The proposal is for alterations and additions and has been designed, sited and will be managed to mitigate any significant adverse environmental impact. The proposal has been designed to retain all existing mature trees, canopy cover, landscaping and native vegetation.

A 4.04 GEOTECHNICAL HAZARDS

The site is classified as having a Geotechnical Hazard H1, on the Geotechnical Hazard Map.

The proposal has taken into account any geotechnical risks by appropriately considering the following:

- waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land,
- the amount of cut and fill that will be required for the development
- the layout and access of the development to avoid any geotechnical risk and significant adverse impact on the development and the land surrounding the development.

A geotechnical report, prepared by Martens & Associates, is provided with this application.

A 4.05 LIMITED DEVELOPMENT ON FORESHORE AREA

The majority of the existing dwelling is behind the foreshore building line. The existing deck and part of the existing roof is within the foreshore area.

The proposed alterations and additions include the replacement of the existing retractable awning with a fixed awning to the rear deck, maintaining the existing encroachments within the foreshore building line. The proposal maintains the footprint of the existing building at the ground and lower ground floor levels. The proposal is permissible under the Pittwater LEP clause 7.8.2 (a).

A 4.06 ESSENTIAL SERVICES

All essential services; water, sewage, and electricity supply are connected to the site.

A 5 PITTWATER 21 DCP 2014

The proposed development complies with both the general and specific controls of this policy. Refer to section B, C and D of this report for specific compliance assessment.

A 6 REPORTS

The following reports have been provided as part of this application:

Architectural Plans	Richard Cole Architecture
Geotechnical Report	Martens & Associates
Water Management Plan	Martens & Associates



BASIX Assessment Richard Cole Architecture  
Waste Management Plan Richard Cole Architecture

## A 7 LOCALITY – WARRIEWOOD

The site is located in the Warriewood Locality, on the southern edge of the suburb of Mona Vale. Mona Vale and Warriewood are bordered by the Pacific Ocean and surfing beaches to the east, the enclosed waters of Pittwater to the north, Narrabeen lagoon to the south, and the semi-rural suburb of Ingleside to the west. It is approximately 30 km north of the Sydney CBD.

Warriewood is primarily a low-density residential area serviced by Warriewood Square, a major retail centre, and Mona Vale Town Centre. The locality contains many medical centres, schools, youth centres, reserves, sporting facilities, beaches and rock baths. The area enjoys significant natural features including Warriewood Escarpment, Warriewood Wetlands, Narrabeen Lagoon and Katandra Bushland Sanctuary.

The locality is serviced by road with public transport limited to buses and taxis. The primary road links from the peninsula to the city and north shore is via Pittwater Road, Mona Vale Road as well as Wakehurst Parkway.



Aerial Context Photo



Aerial Photo

## A 8 THE SITE

The site is known as 13 Bruce Street, Mona Vale, 2310 NSW, Lot 10 DP 15764. The site has a total area of 525.8 sqm and is located on the eastern side of Bruce Street sloping in an easterly direction towards the waterfront of Warriewood Beach. The site contains a landscape garden with a single significant Norfolk Pine to the rear of the property. The existing weatherboard & tile clad dwelling has views to the east along the coastline.



Existing Street Frontage 13 Bruce Street



View from Warriewood Beach

## A 9 EXISTING STRUCTURES

The site contains a two storey dwelling comprising a masonry base to the lower ground floor and lightweight cladding to the ground floor with a timber framed and tiled roof. A second detached garage structure is located on the north east corner of the site with a lower level home office, and bathroom. It also is roofed with tile. The existing dwelling and garage are of no heritage significance.

The dwelling features an elevated rear deck at ground level and a swimming pool and lawn on lower ground level.

A driveway, and pedestrian path gives access to the dwelling via Bruce Street.





Existing detached garage and lower floor home office.



View of back yard lawn with pool looking towards No. 9 & 11 Bruce Street with ground floor deck.

**A 10      SURROUNDING LAND USE AND BUILDINGS**

The site is zoned E4 Environmental Living and is surrounded by mostly detached single dwellings which are generally two storeys in height. Building forms and materials vary greatly, with the predominant orientation of the houses to the east capturing views towards the coastline.

Properties in the vicinity have both detached & integrated garages or carports with concrete driveways at the street front. Sites within the locality are sloping and vegetated with predominately landscaped gardens with views to the ocean.



Street view of 11 Bruce Street



Street view of 15 Bruce Street



Street view of 89 Narrabeen Park Parade



91 & 93 Narrabeen Park Parade, viewed from path to reserve





91 Narrabeen Park Parade, viewed from Bruce Street



View of the existing house from Warriewood Beach

Alterations and Additions at 13 Bruce Street, Mona Vale

## A 11 THE PROPOSAL

The proposed addition has been designed to be sympathetic to the existing dwelling and landscape whilst providing improved amenity and solar access for the applicant. Design directions that have been applied to the proposal include the following:

- Lightweight structures are proposed to minimise earthworks whilst maintaining a sympathetic addition in the landscape
- Minimal disturbance to the site by retaining the majority of the existing dwelling and proposing additions within the existing building footprint.
- Retention of significant trees and existing landscaped planting.
- Low profile built form.
- Enhancing privacy between the property and neighbouring dwellings
- Contemporary design which references traditional materials of the existing dwelling.
- Selection of materials and finishes best suited to complement the desired future character of the locality.

## B. GENERAL CONTROLS

### B 1 HERITAGE CONTROLS

#### B 1.01 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014

Not Applicable

#### B 1.02 Heritage Conservation – Development in the vicinity of a heritage item, heritage conservation areas, archaeological sites or potential archaeological sites

Not Applicable

#### B 1.03 Heritage Conservation –General

The property does not meet any of the criteria for heritage listing.

#### B 1.04 Aboriginal Heritage Significance

The site is located away from the beach, and does not contain any rock outcrops, cliff lines or natural watercourses. The property does not meet any of the criteria for being a potential Aboriginal place or containing an Aboriginal Object, and it is not in the vicinity of a known Aboriginal place or Object. There are no changes proposed to the garden, or natural ground as part of this proposal.

## B 2 DENSITY CONTROLS

### B 2.01 Land Subdivision

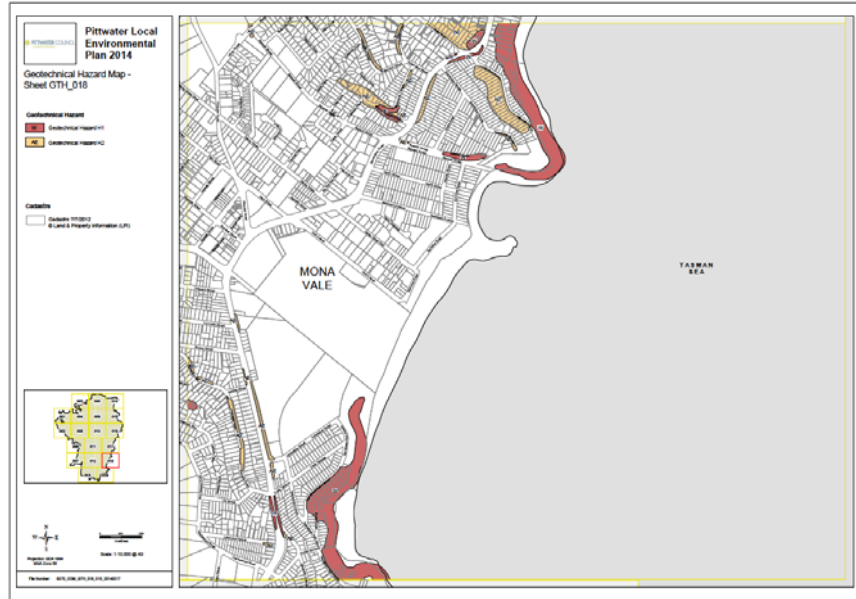
Not applicable.

## B 3 HAZARD CONTROLS

### B 3.01 Landslip Hazard

The Site is classified as Geotechnical Hazard H1 for landslip on the Geotechnical Hazard Planning Map.

A geotechnical report, prepared and updated by Martens & Associates, is provided with this application.



### B 3.02 Bushfire Hazard

Not Applicable

### B 3.03 Coastline (Beach) Hazard

Not Applicable

### B 3.04 Coastline (Bluff) Hazard

Not Applicable

### B 3.05 Acid Sulphate Soils

Not Applicable

### B 3.06 Contaminated Land & Potentially Contaminated Land

There is no evidence that the land is contaminated and there will be minimal disturbance of existing ground material in the proposal.

### B 3.07 Estuarine Hazard – Low Density Residential

Not Applicable

B 3.08	Estuarine Hazard – Medium Density Residential
Not Applicable	
B 3.09	Estuarine Hazard – Business, Light Industrial and Other Development
Not Applicable	
B 3.10	Estuarine Hazard – Subdivision
Not Applicable	
B 3.11	Flood Prone Land
Not Applicable	
B 3.12	Climate Change (Sea Level Rise and Increased Rainfall Volume)
Not Applicable	
B 3.13	Flood Hazard – Flood Emergency Response Planning
Not Applicable	
B 4	CONTROLS RELATING TO THE NATURAL ENVIRONMENT
B 4.01	Flora and Fauna Conservation Category 1 Land
Not Applicable	
B 4.02	Flora and Fauna Habitat Enhancement Category 1 Land and Wildlife Corridor
Not Applicable	
B 4.03	Flora and Fauna Conservation Category 2 Land
Not Applicable.	
B 4.04	Flora and Fauna Habitat Enhancement Category 2 Land and Wildlife Corridor
Not Applicable.	
B 4.05	Flora and Fauna Conservation Category 3 Land
Not Applicable.	
B 4.06	Wildlife Corridors
Not Applicable.	
B 4.07	Pittwater Spotted Gum Forest - Endangered Ecological Community
Not Applicable	

B 4.08	Freshwater Wetland Endangered Ecological Communities
Not Applicable	
B 4.09	Duffys Forest Endangered Ecological Community
Not Applicable	
B 4.10	Themeda Grasslands – Endangered Ecological Community
Not Applicable	
B 4.11	Land Adjoining Bushland
Not Applicable	
B 4.12	Mangrove Conservation
Not Applicable	
B 4.13	Freshwater Wetlands (non Endangered Ecological Communities)
Not Applicable	
B 4.14	Development in the Vicinity of Wetlands
Not Applicable	
B 4.15	Saltmarsh Endangered Ecological Community
Not Applicable	
B 4.16	Seagrass Conservation
Not Applicable	
B 4.17	Littoral Rainforest – Endangered Ecological Community
The site has previously been extensively landscaped and there is currently no evidence of any Littoral Rainforest endangered Ecological Community within the site.	
There are no changes proposed to the existing canopy trees, the existing landscaping or the existing fences on the site.	
B 4.18	Heathland/Woodland Vegetation
Not Applicable	
B 4.19	Estuarine Habitat
Not Applicable	
B 4.20	Protection of Estuarine Water Quality
Not Applicable	
B 4.21	Bush-Stone Curlew Habitat
Not Applicable	

B 4.22	Preservation of Trees or Bushland Vegetation
Not Applicable	
B 5	WATER MANAGEMENT
B 5.01	Water Management Plan
The proposed works will connect to the existing stormwater system. A water management plan, prepared and updated by Martens & Associates, is provided with this application. The report finds that “...the existing stormwater system (assuming it is built as per P1601550JC03_V01) will be sufficient for the proposed alterations and additions.”	
B 5.02	Nil
B 5.03	Greywater Reuse
The proposal does not include a greywater treatment or reuse system.	
B 5.04	Stormwater Harvesting
The proposal does not intend to harvest stormwater.	
B 5.05	Rainwater Tanks – Business, Light Industrial & Other Development
Not Applicable.	
B 5.06	Rainwater Tanks – Water Supply
Not Applicable.	
B 5.07	Stormwater Management – On-Site Stormwater Detention
The proposal does not increase the additional hard surface by more than 50 sqm. On-site stormwater detention is not required.	
B 5.08	Stormwater Management – Water Quality – Low Density Residential
Not applicable as the proposal does not increase the impervious surface area on the site.	
B 5.09	Stormwater Management – Water Quality – Other than Low Density Residential
Not applicable as the proposal does not increase the impervious surface area on the site.	
B 5.10	Stormwater Drainage into Public Drainage System
The site does not drain into a public drainage system.	
B 5.11	Stormwater Discharge into Waterways and Coastal Areas
The water management plan prepared and updated by Martens & Associates details the existing stormwater system on the site. The plan ensures that as there is no available discharge to the public drainage	



system any discharge to the public reserve will not cause slope instability, cliff/bluff/dune or shoreline erosion.

**B 5.12 Stormwater Drainage Systems and Natural Watercourses**

There is no known stormwater pipeline or proximity to a stormwater pipeline, stormwater easement, natural watercourse, open drainage channel, depression or significant overland flow path.

**B 5.13 Development on Waterfront Land**

There are no changes proposed to the stormwater system on the site, as currently stormwater is safely managed. There are no changes to the waterfront setback of the building.

**B 5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)**

Not Applicable

**B 6 ACCESS AND PARKING**

**B 6.01 Access Driveways and Works on the Public Road Reserve**

The existing driveway is to be retained. No new work is proposed.

**B 6.02 Internal Driveways**

Not Applicable

**B 6.03 Off Street Vehicle Parking Requirements**

There are no changes proposed to the existing carparking on the site. The existing garage is large enough to accommodate two cars and it will remain unchanged as part of this proposal.

**B 6.04 Nil**

**B 6.05 Access Driveways and Works on Road Reserves on or Adjacent to a Main Road**

Not Applicable

**B 6.06 On Street Parking Facilities**

No on street parking facilities are proposed, all parking as required will be within the lot boundaries.

**B 6.07 Transport & Traffic Management**

Not Applicable

**B 6.08 Access Driveways & Works on the Public Road Reserve on or Adjacent to a Commercial Centre Primary Road**

Not Applicable

**B 6.09 Access Driveways, Internal Driveways and Off Street Parking Requirements – Dwelling House – Scotland Island**

Not Applicable

**B 7 SECTION 94 CONTRIBUTIONS**

Not Applicable

**B 8 SITE WORKS MANAGEMENT**

**B 8.01 Construction and Demolition - Excavation and Landfill**

There is limited excavation and no landfill proposed as part of this submission, the excavation is limited to a small area under the existing house. A geotechnical report, prepared by Martens & Associates, is provided with this application. The report finds that provided the recommendations outlined are followed, the proposal should not have an adverse impact on the site, or the adjoining properties.

**B 8.02 Construction and Demolition - Erosion and Sediment Management**

Erosion and sediment control measures will be used to prevent the migration of sediments from the site during any earthworks. A sediment control plan is included with the submission.

**B 8.03 Construction and Demolition - Waste Minimisation**

Waste materials generated through demolition, excavation and construction works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility. A waste management plan has been submitted with this application.

**B 8.04 Construction and Demolition - Site Fencing and Security**

The site will be protected by site fencing for the duration of the works.

**B 8.05 Construction and Demolition - Works in the Public Domain**

Any works in the public reserve will ensure public and vehicular safety, and make good any damage to public infrastructure.

**B 8.06 Construction and Demolition - Traffic Management Plan**

Not Applicable

**C. DEVELOPMENT TYPE CONTROLS**

**C 1 DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT**

**C 1.01 Landscaping**

New landscaping is proposed only as a planter where the existing entry is to be removed. The existing lawn, canopy trees, screen planting, hedging and garden beds will remain unchanged. Any noxious weeds will be removed from the site.

**C 1.02 Safety and Security**

The proposed additions do not include any changes to the existing lighting and surveillance of visitors approaching the front of the property. The entrance to the development is clearly indicated and obvious from the existing driveway and access stairs at the street frontage.

**C 1.03 View Sharing**

The adjacent properties, 11 & 15 Bruce Street enjoy views directly out to the ocean but also across the subject site north and south along the coastline, filtered by the large Norfolk Island pine located in the rear garden. The proposed works are located primarily to the front of the existing house, and do not interrupt these views. The only alterations proposed on the ocean side of the house is an awning roof over the existing deck to replace the existing awning, and a small deck outside the bedroom. These structures will remain open to allow views through them.

Numbers 89, 91 & 93 Narrabeen Park Parade have secondary road access to Bruce Street. They are located at a much higher level on the hill from the subject site and overlook it and the other houses on the eastern side of Bruce Street. The existing houses and vegetation block their views of the sand but allow more distant views of the ocean. There are glimpses of the sand and the wave breaking zone between some of the existing dwellings along the street.



Bruce Street, looking north with 89 Narrabeen park parade in the foreground (left)

View studies & diagrams have been provided with this application illustrating that although the proposal includes the addition of a first floor room, the disruption to the existing views for the houses on Narrabeen Park Parade are minimised. The addition is restricted to the middle of the building, away from the boundaries and where the existing roof is higher.

There is a reasonable sharing of views amongst the neighbouring dwellings, views and vistas from Bruce street towards the beach and headlands are maintained.



C 1.04      **Solar Access**

The shadow diagrams illustrate that there are no impacts on 15 Bruce Street as it is on the north side of the subject site. There are minimal impacts on solar access for 11 Bruce Street in mid-winter at 12 noon when there is a minor increase in shade to the rear garden.

The proposed first floor addition at 13 Bruce Street is located in the centre of the existing building, and well away from the existing windows and the front sunroom of 11 Bruce Street.



11 Bruce Street, showing the sunroom on the north west corner of the house.

Good solar access is maintained throughout the day to the windows located adjacent the boundary between the two properties with some reduction in sunlight at 3pm. There is no increase in shading to the front sunroom of 11 Bruce Street.

The proposal ensures that the adjacent property receives more than the required minimum hours of sunlight of 3 hours on June 21<sup>st</sup>.

C 1.05      **Visual Privacy**

The proposal is for primarily internal changes to the existing dwelling on the ground and lower ground floors. There are some amendments to windows on the side elevations, however, these are to improve visual privacy to the neighbours with the use of window boxes to allow views to the east and west. Privacy to the neighbours will be improved in the proposal.

The small deck proposed outside the bedroom to the south eastern corner of the house is to only to provide access to the living deck, and to create an additional level of privacy to the bedroom when the doors are open. A full height screen is proposed on the southern end of the deck to ensure privacy to the neighbours.

The first floor addition, is primarily oriented to the west (Bruce St) and the east (the ocean). There is a small window on the northern side, which is more than 6.5m from the northern boundary, looks over the existing roof and is offset with the windows at 15 Bruce Street (which are not visible as they are below the level of the fence). A similar window is located on the south elevation, which is 4.5m from the

southern boundary, and once again is offset from the windows on the northern elevation of 11 Bruce Street.

The proposed terrace adjacent to the new study, is also located within the centre of the roof, with the existing roof forming the solid balustrade to three sides. There are no views into the private open space of the adjacent properties.

C 1.06      **Acoustic Privacy**

Acoustic privacy and separation issues have been taken into consideration throughout the design of this development.

The primary living areas and the location of the dwellings private open space remain unchanged in this proposal. The proposal involves enhancement of existing living space while also ensuring bedroom areas are separated from the living area. The alterations will be insulated for acoustic privacy between rooms.

A new private terrace is proposed for outside the study. This space is proposed as a quiet space associated with the study and is set back from all the building elevations to ensure acoustic privacy to and from the neighbours.

C 1.07      **Private Open Space**

There are two existing areas of private open space in the dwelling, the eastern deck with elevated views over the ocean, and the more protected western courtyard. There are no changes proposed to the use of these areas, although an awning roof is proposed to be added over the eastern deck to improve the amenity of this space.

A new private terrace is proposed for outside the study. This space is built into the roof, which forms the balustrades, and is set back from all the building elevations to ensure privacy.

C 1.08      **Dual Occupancy Specific Controls**

Not Applicable

C 1.09      **Adaptable Housing and Accessibility**

Not Applicable

C 1.10      **Building Facades**

Not Applicable

C 1.11      **Secondary Dwellings & Rural Workers's Dwellings**

Not Applicable

C 1.12      **Waste and Recycling Facilities**

The existing waste and recycling facilities adjacent to the garage will be retained. The driveway provides easy access to a collection point.

C 1.13      **Pollution Control**

The development will be designed, constructed, maintained and used in a proper and efficient manner to prevent air, water, noise or land pollution.

C 1.14      **Separately Accessible Structures**

There is no new separately accessible structure proposed as part of this application.

C 1.15      **Storage Facilities**

Not Applicable

C 1.16      **Development Ancillary to Residential Accommodation – Tennis Courts**

Not Applicable

C 1.17      **Swimming Pool Safety**

There are no changes to the existing swimming pool or existing pool fence proposed as part of this application. A new compliant pool fence will be installed between the house and the southern boundary fence when the existing entry structure is removed.

The new bedroom facing the swimming pool is proposed to have two windows replaced and an additional window added. These windows are to have fixed glazing, or stronghold louvres with minimum gaps between the blades of 100mm to comply with swimming pool safety fence requirements.

C 1.18      **Car/Vehicle/Boat Wash Bays**

Not Applicable

C 1.19      **Incline Passenger Lifts & Stairways**

There are no changes to the external stairways on the site and no proposal for an incline passenger lift.

C 1.20      **Undergrounding of Utility Services**

Not Applicable

C 1.21      **Seniors Housing**

Not Applicable

C 1.22      **Nil**

C 1.23      **Eaves**

The addition to the first floor of the building incorporates eaves of over 900mm wide, to three sides of the roof to provide appropriate solar access and shading. There is no eave to the east to ensure the building is kept below the maximum building height and to allow the installation of an external blind to protect the windows in this location.

The proposal also includes a new roof to the existing east facing deck to control solar access and shading to the eastern façade.

C 1.24      **Public Road Reserve – Landscaping and Infrastructure**

No work is proposed in the public road reserve.

C 1.25      Plant, Equipment Boxes and Lift Over-Run  
Not applicable

C 2            DESIGN CRITERIA FOR BUSINESS  
DEVELOPMENT

Not Applicable

C 3            DESIGN CRITERIA FOR LIGHT INDUSTRIAL  
DEVELOPMENT

Not Applicable

C 4            DESIGN CRITERIA FOR SUBDIVISION

Not Applicable

C 5            DESIGN CRITERIA FOR OTHER DEVELOPMENT

Not Applicable

D. LOCALITY SPECIFIC DEVELOPMENT CONTROLS

D 1            WARRIEWOOD LOCALITY

D 1.01       Character as viewed from a public place

The proposal achieves a high quality of design and is consistent with the desired future character of the locality. The proposal incorporates design elements such as roof forms, textures, materials, the arrangement of windows, modulation, and spatial separation that are compatible with the design themes for the locality. The proposal retains the existing external walls and setbacks while proposing a lightweight first floor addition that sits within the footprint of the existing dwelling.

D 1.02       Scenic Protection - General

Not Applicable

D 1.03       Building Colours and Materials

Dark, earthy colours are proposed for cladding and a mid-tone colour for the roofing. Finishes are of low reflectivity. Materials include painted weatherboard cladding, metal cladding, timber windows and doors, glazing and corrugated steel roofing which are in keeping with the desired future character of the area.

A materials schedule is submitted with this application.

D 1.04       Nil

D 1.05       Nil

D 1.06       Nil

D 1.07       Front Building Line

The front setback for land zoned E4 Environmental Living is 6.5m or the established building line, whichever is greater. In this case the established building line (between the neighbouring houses) is greater. The existing garage is forward of this line, however, the existing house is completely behind it. The proposed first floor addition, while located slightly forward of the existing house, is still well within the front building line.

The proposal complies with this control.

D 1.08       Side and Rear Building Line

The proposed alterations to the existing dwelling include minor alterations to the existing side setbacks of the existing house. The main southern wall of the house is 1.24m off the boundary, with the existing entrance less than 150mm from the boundary. The northern wall is a minimum of 3.212m off the northern boundary. The controls for this site require at least 0.9m from one boundary and 2.5m from the other.

The first-floor addition is well clear of both the existing setbacks, and the required setbacks, as it is located within the centre of the house, within the footprint of the existing house.

On the northern side a window box and two awnings, which are required for compliance with BASIX, are proposed to be located more than 2.5m from the boundary.

On the southern side of the house the existing entry against the boundary will be removed. The proposal includes three window boxes on the south elevation, designed so that the rooms on this side of the house have access to natural light, without creating privacy issues between neighbouring houses. The boxes will protrude beyond the existing wall, however, will still be more than 900mm from the boundary.

The proposal complies with this control.

The rear setback is determined by the Foreshore Building Line (FBL) for the site. The first floor addition is set well back from the FBL as it is located towards the front of the existing dwelling. The existing rear deck is outside the FBL, however, the additional deck proposed outside the bedroom is wholly within the control.

The existing deck is proposed to be roofed to improve the solar shading to the centre of the house, and to provide improved amenity as it is currently very exposed to the elements. As this roof is proposed to cover an existing deck and is below the height of the existing roof, it will not block existing views to or from the adjacent residences.

Outcomes

The bulk and scale of the building is minimised

The proposal has been designed to complement the existing cottage creating improved amenity for the existing private outdoor space located directly outside the living room of the house. The roof is centred

on the house, where it is required, and does not extend for the full width of the building, ensuring minimal impact of bulk and scale on adjacent properties.

Equitable preservation of views and vistas to and/or from public/private places

The main views from 11 & 15 Bruce Street are to the east. The proposal has no impact on these views by maintaining existing side setbacks and locating the pergola addition well away from the main private open space for both properties. As the proposed roof is below the existing roof level and set back from the boundaries within the footprint of the existing building, there will be no impact to the views from Bruce Street and the properties located on the other side of the street.

To ensure reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties

The proposal maintains the existing setbacks ensuring minimal impact on adjoining dwellings. The effect on solar access is also minimised as illustrated in the Shadow Diagrams. The orientation of the new proposal ensures neighbouring private open space is not overlooked.

Vegetation is retained and enhanced to visually reduce the built form

As the alteration involves the construction of a roof over an existing upper level deck, there will be no loss of vegetation on the site.

D 1.09       Narrabeen Creek Building Line

Not applicable

D 1.10       Nil

D 1.11       Building Envelope

The building envelope control is calculated by projecting a plane at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries. The existing garage and a portion of the roof of the existing house on the southern side exceed this control.

The proposed alterations to the eastern deck and the lower levels of the building are within the building envelope. The first-floor addition is primarily within this control, with a small section of eave exceeding the control on the south east corner. Under the control eaves are permitted to extend outside the building envelope.

The proposal complies with this control.

D 1.12       Landscaped Area – General

Not Applicable

D 1.13       Landscaped Area - Environmental Sensitive Land

The maximum site coverage permitted is 40%, and the minimum landscaped area is 60%.

The existing landscaping on the site does not meet the landscaping requirements, as the current area of soft landscaping is only 43%

The proposal does not increase the built upon area of the site, as it involves relocation of additional windows and a first-floor addition which



does not increase the building footprint. A small area where the existing entry is to be removed, will be replaced with a planter bed.

A summary of the areas is shown below:

Existing Site Coverage

Site Area		525.8 m <sup>2</sup>
Existing soft landscaped area		195.16m <sup>2</sup>
6% of Hard Landscape (existing)		31.55m <sup>2</sup>
Total Existing Landscaped Area	226.71m <sup>2</sup>	43.1%
Additional proposed landscape (after removal of entry porch)		3.11m <sup>2</sup>
Total Proposed Landscaped Area	229.82m <sup>2</sup>	43.7%

D 1.14      Landscaped Area – Non Urban

Not Applicable

D 1.15      Fences - General

No new fences are proposed as part of this development application.

D 1.16      Fences - Flora and Fauna Conservation Areas

Not Applicable.

D 1.17      Construction, Retaining walls, terracing and undercroft areas

No new retaining walls or undercrofts are proposed as part of this development application.

D 1.18      Scenic Protection Category One Lands

The proposed dwelling is designed to be compatible with the development pattern, bulk and scale of the locality. The development retains canopy trees and does not use reflective materials. Proposed colours are earthy and natural tones.

SEPP No. 71 Coastal Protection

The proposal is compliant with the aims of this policy. It is appropriate to the location in terms of type, bulk, scale and size and will have no detrimental effects on the environment of the foreshore.

SEPP BASIX (Building Sustainability Index: BASIX)2004

A compliant BASIX certificate No A331967 is included with this application.

E.            CONCLUSION

This report clearly and comprehensively addresses the statutory framework required for the approval of the proposed development, and demonstrates that in every respect the development meets the required

minimum development controls.

The proposal is both compatible and complimentary to the desired future character of the Warriewood Locality. It is permissible in terms of zoning and achieves the provisions of both the Pittwater Local Environment Plan 2014 and the Pittwater 21 DCP.

As demonstrated in this comprehensive application to Council, the proposal makes a positive contribution to the locality of Warriewood. There are no matters which would prevent Council from granting consent to this development.