

# untapped **PLANNING**

## **Statement of Environmental Effects**

“Alterations and Additions to a Dwelling”

7 Irrawong Road, North Narrabeen

Lot 12 DP 7884

Prepared for: Arc Lab

Date: July 2025

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# **1. Executive Summary**

## **1.1 Introduction**

Untapped Planning has been commissioned by ArcLab to prepare a Statement of Environmental Effects for the alteration and addition on and existing Dwelling on Lot 12 DP 7884 at 7 Irrawong Road, North Narrabeen.

## **1.2 Site Details**

The subject site comprises Lot 12 DP 7884 with a street address of 7 Irrawong Road, North Narrabeen.

The site has a total combined area of 834m<sup>2</sup>, with a street frontage of 16.045m to Irrawong Road.

The site is zoned C4 – Environmental Living under the Pittwater Local Environmental Plan (LEP) 2014.

Development for the purposes of a Dwellings and subsequent alterations and additions are permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.



Figure 1: Locality of the subject site.

### 1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

## **2. Proposed Development**

### **2.1 Proposal Objectives**

The objective of the proposed development is to seek approval for the alteration and addition to the existing dwelling on the subject allotment.

### **2.2 Summary of Development**

The proposed development involves alterations and addition of an existing dwelling.

The proposed alterations and additions consist of,

#### **Lower Ground Floor Alterations and Additions**

- Garage Addition
- Studio
  - Living area/kitchen
  - Bedroom
  - Ensuite
- Internal Access Stairs

#### **Ground Floor Alterations and Additions**

- New Terrace accessible from Living Room and Master Bedroom
- Living Room extension

New pitched Roof

The proposed studio is not considered to be either a Secondary Dwelling or a Dual Occupancy. The studio cannot be used independently of the main dwelling as the areas share the same access and there is no physical separation of the spaces. Any one using the studio can freely access the main dwelling via the internal stairs.



### **3. Characteristics of the Site and Locality**

#### **3.1 The Site**

The subject site comprises Lot 12 DP 7884, and is known as 7 Irrawong Road, North Narrabeen.

The site has a combined total area of 834m<sup>2</sup>, with a street frontage of 16.045m to Irrawong Road.

Existing on the site is a one and two storey dwelling house.

The site rises to the rear with a total elevation change of approximately 7m. The modifications are largely contained within the existing footprint and the topography does not constrain the development.



Figure 3: Irrawong Road Frontage

#### **3.2 The Locality**

The subject site is located on the southern side of Irrawong Road.

The immediate area rises to the south.

The locality is characterised as a low-density residential setting with a mix of new and older single dwellings. The scale of the proposed additions is consistent with recent development in the locality and will not have an adverse impact on the predominant streetscape.

The following figure shows the location of the subject site within its immediate local context.





Figure 4: Aerial View of Subject Site.

### 3.3 Land Uses

The subject site currently contains a one and two storey residence.

Site vehicular access is from the street frontage via a driveway to a garage within the dwellings lower ground floor.

Vegetation on site is largely confined to the front and rear setbacks consisting of scattered large trees.

### 3.4 Topography

The site rises approximately 7m from the street boundary to the rear.

### 3.5 Contamination and Geotechnical Considerations

#### 3.5.1 Contamination

The site is not known to have any past contaminating uses.

#### 3.5.2 Acid Sulfate Soils

The subject site is identified as containing potential Class 5 Acid Sulfate Soils.

No works are proposed that will require excavation or disturbance of the soil, the development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

#### 3.5.3 Land Slip

A Geotechnical Assessment has been prepared by AscentGeo (8 August 2025, Ref: AG 25336).

The report is noted as considering the geotechnical implications of;

- *Partial demolition of the existing dwelling, excavations and foundation preparations,*
- *Construction of proposed two storey extension to the north of the existing dwelling, including balcony and pergola,*
- *Associated soft and hard landscaping detail.*

The report ultimately concludes;

*The proposed development is considered to be suitable for the site. The existing conditions and proposed development are considered to constitute an 'ACCEPTABLE' risk to life and a 'LOW' risk to property provided that the recommendations outlined in Table 6 are adhered to during design and construction.*

The development is considered to be appropriate from the site so long as the recommendations are adhered to.

### 3.6 Vegetation

The site contains scattered large trees in both the front and rear building setbacks.

The alterations and additions to the dwelling will not require the removal of any vegetation on site and as such no further assessment of vegetation is required.



### 3.7 Bushfire

The development site is noted as being bushfire prone.

A bushfire assessment prepared by Bushfire Planning Services accompanies this application demonstrating the appropriateness of the dwelling and its design in this location.

The report ultimately concludes;

*Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.*

*The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.*

*Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.*

*This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.*

*Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.*

*The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.*

*Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.*

*This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.*

It is considered that so long as the recommendations within the report are considered and adhered to that the development is suitable in its proposed form.

### **3.8 European and Aboriginal Archaeological Heritage**

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

The site is not known to contain any items of Aboriginal archaeological significance. Though again, given that the proposal is for the purpose of a boundary adjustment it is considered that any possible Aboriginal relics located on the site will not be affected.

### **3.9 Traffic, Access and Road Network**

The site is located with a frontage to Irrawong Road.

The existing site vehicular access will remain unchanged by this proposal.

Given the minor scale of the development and the fact that no modification to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

### **3.10 Coastal Zone**

The development site is not identified in as being in the coastal zone and subject to the provisions of the NSW Coastal Policy.

### **3.11 Services and Utilities**

The site is currently serviced with both reticulated water and sewer.

### **3.12 Flooding**

The site is not noted as being flood prone.

## **4. Planning Controls**

### **4.1 State Planning Controls**

#### **Environmental Planning and Assessment Act 1979**

Division 4.8 Integrated Development

The development is not considered to constitute integrated development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979.

#### **State Environmental Planning Policies**

No State Environmental Planning Policies are relied upon.

## 4.2 Local Planning Controls

The development site is currently controlled by the provisions of the Pittwater Local Environmental Plan 2014.

### Pittwater Local Environmental Plan 2014

Under the Pittwater Local Environmental Plan 2014, the site is zoned C4 – Environmental Living. An excerpt of the Pittwater Local Environmental Plan 2014 zoning map is shown in Figure 5.

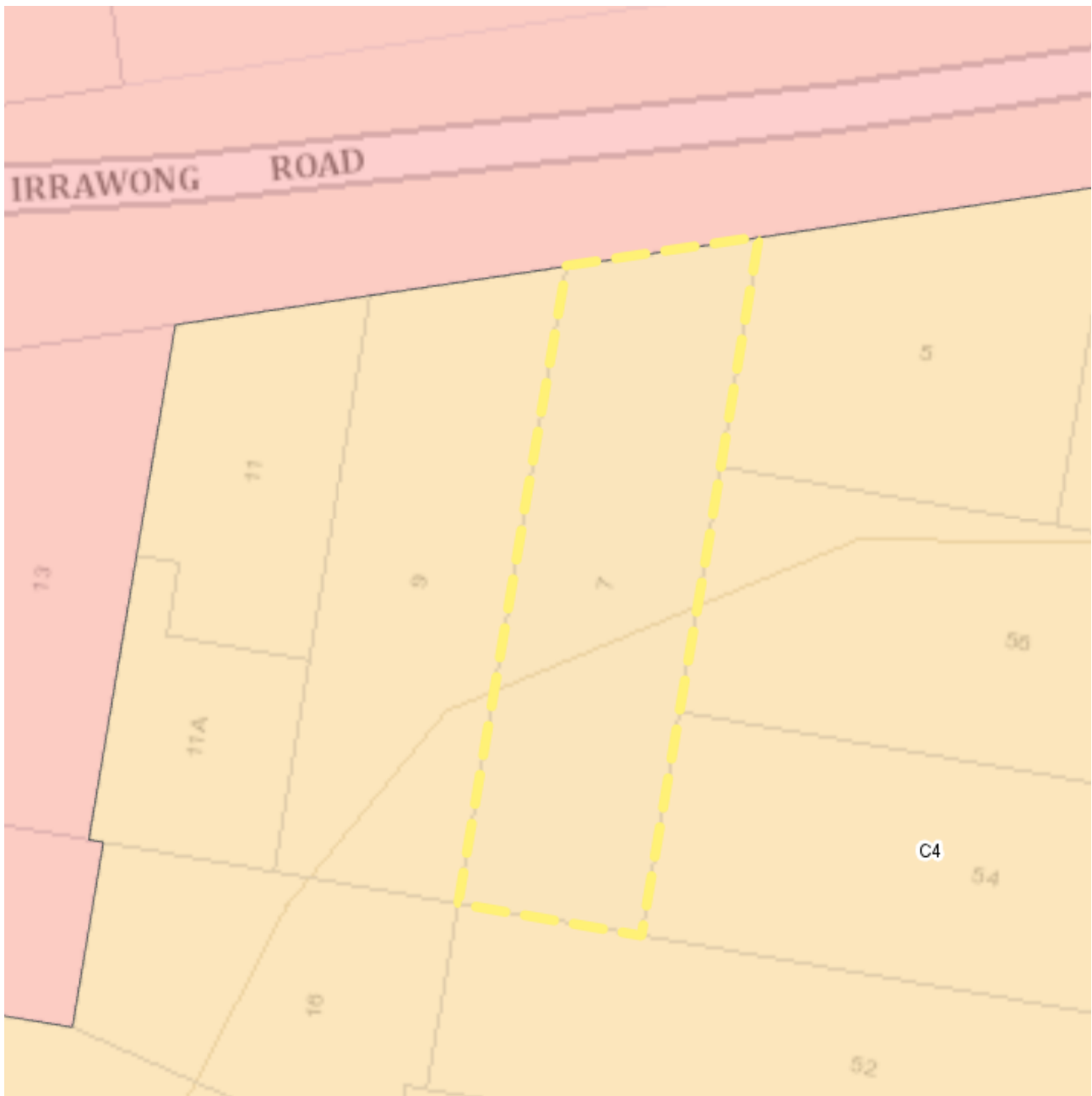


Figure 5: Site Zoning under Pittwater Local Environmental Plan 2014



The provisions for the C4 zone state;

### **1 Objectives of zone**

- *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.*

**Comment:** The alterations are considered to be consistent with the objectives of the E4 – Environmental Living Zone.

The alterations of an existing dwelling will not result in an intensification of the site use, nor will it alter the natural landscape, topography or vegetation on the site. The proposal is consistent with development in the general locality.

The scale of the development and its siting, with unaltered façade, is integrated with the landform which enables the existing character and landscape to be maintained.

### **2 Permitted without consent**

*Home businesses; Home occupations*

### **3 Permitted with consent**

*Bed and breakfast accommodation; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home industries; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture; Water recreation structures*

### **4 Prohibited**

*Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3*

**Comment:** Under subclause 3, Dwellings and ancillary development are permissible with Consent.

## **Part 4 - Principal Development Standards**

### **Clause 4.3 Height of Buildings.**

The subject site is mapped as having a maximum building height of 8.5m.

The proposal will result in no material change to the built form of the dwelling. The development is compliant having a maximum height of 6.5m.

### **Clause 4.4 Floor Space Ratio**

While the Floor Space Ratio Maps do not identify a Floor Space Ratio for the subject site, the development is consistent with the objectives of this clause. The objectives of clause 4.4 state;

- (1) *The objectives of this clause are as follows:*
- (a) *to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,*
  - (b) *to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,*
  - (c) *to minimise any overshadowing and loss of privacy to neighboring properties and to reduce the visual impact of any development,*
  - (d) *to maximise solar access and amenity for public places,*
  - (e) *to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,*
  - (f) *to manage the visual impact of development when viewed from public places, including waterways,*
  - (g) *to allow for the reasonable sharing of views.*

The minor scale and footprint of the development will ensure that the character of the locality is not compromised. The siting of the proposal also ensures that no vegetation will be removed.

The development as viewed from the street does not detract from the existing streetscape and character.

## **Part 7 - Additional Local Provisions**

### **Clause 7.1 Acid Sulfate Soils**

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.

No works are proposed greater than 1m in depth.

### **Clause 7.7 Geotechnical Hazards**

The development site is not identified on identified in the Geotechnical Hazard Map – Sheet GTH\_013 as being within the H1 or H2 Geotechnical Hazard Zone.

### **Clause 7.10 Essential Services**

The subject site is serviced by reticulated water and sewer.

## **Pittwater Development Control Plan 21**

The following relevant controls have been considered in the preparation of the subject application.

The development is considered to be compliant with the DCP controls for single dwellings.

### **B3 - Hazard Controls**

<b>Controls</b>	<b>Response</b>
<p><b>B3.1 Landslip Hazard</b></p> <p>All development on land to which this control applies must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5).</p> <p>Development must be designed and constructed to ensure that every reasonable and practical means available is used to remove risk to an acceptable level as defined by the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) for the life of the development.</p> <p>The development must not adversely affect or be adversely affected by geotechnical processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical hazards.</p>	<p>The development site is not identified on identified in the Geotechnical Hazard Map as being within the H1 Geotechnical Hazard Zone.</p>
<p><b>B3.2 Bushfire Hazard</b></p> <p>All development is to be designed and constructed so as to manage risk due to the effects of bushfire throughout the life of the development.</p> <p>Development land to which this control applies must comply with the requirements of:</p> <ul style="list-style-type: none"><li>- Planning for Bushfire Protection (2006)</li><li>- AS 3959 - Construction of a Building in a Bushfire Prone Area</li></ul>	<p>The development site is noted as being bushfire prone. A Bushfire Assessment accompanies this application.</p>

### **B3.5 Acid Sulfate Soils**

Works involving the disturbance of soil or the change of groundwater levels, as described in the following table, shall not be carried out on land of the class specified for those works, unless it has been determined whether acid sulphate soils are present and whether the proposed works are likely to disturb these soils.

If it is determined that acid sulphate soils are present or are likely to be present on the land, consideration must be given to:

- the likelihood of the proposed development resulting in the discharge of acid water; and
- any comments from the Department of Planning.

Consent for development to be carried out by Councils or drainage utilities is required despite:

- clause 35, and items 2 and 11 of Schedule 1, to the Environmental Planning and Assessment Model Provisions 1980, as adopted by Pittwater LEP 1993; and
- clause 10 of SEPP No 4 Development Without Consent and Miscellaneous Complying Development.

The subject site is identified as containing potential Acid Sulfate Soils, class 5.

The development will not lower the water table, nor will it result in the disturbance of Acid Sulfate Soils and as such no further assessment of Acid Sulfate Soils is considered necessary.



## **B5 Water Management**

<b>Controls</b>	<b>Response</b>
<p><b>B5.3 Greywater Reuse</b></p> <p>Blackwater reuse and on-site disposal is not permitted on sewerage lands.</p> <p>Council will only consider approval of on-site treatment, disposal and/or reuse of greywater subject to demonstration of scheme feasibility and compliance with all relevant State and Federal regulatory requirements and the referenced guidelines.</p> <p>The greywater treatment and reuse system shall have a current NSW Health Accreditation (where accreditation is necessary).</p> <p>All premises must maintain a connection to the Sydney Water centralised sewerage waste disposal system.</p>	<p>As the site is fully serviced there will be no requirement to dispose of grey water.</p>

### **B5.7 Stormwater Management - On-Site Stormwater Detention**

An On-Site Detention (OSD) facility is to be installed where the development results in additional hard (impervious) surface area of greater than 50m<sup>2</sup> (on a cumulative basis since February 1996) and on land designated through mapping as requiring OSD facility.

OSD facilities are to be designed and installed to temporarily detain stormwater on a site to limit the discharge leaving the property to ensure that the development does not increase stormwater discharge downstream of the land over and above that of the existing stormwater discharge conditions up to the 1% AEP storm event.

All additional roof surface area of the development is to be drained initially to the rainwater tank which is to be fitted with an overflow pipework system connected to the OSD facility.

All additional ground surface hard stand (impervious) areas are to be drained via a stormwater tank/pit to the OSD facility.

Surface stormwater runoff from properties upstream of the land is to be independently managed to that of the additional ground surface stormwater collection and OSD system and is required to bypass the OSD system.

Rainwater tanks and OSD facilities may also be combined in an integrated system and may be either above or below ground. Should an oversized rainwater tank be used, then 25% of the excess storage volume can be credited towards the OSD tank capacity.

The development will not result in an additional impervious area greater than 50m<sup>2</sup> being created.

**B5.8 Stormwater Management - Water Quality - Dwelling House, Dual Occupancy and Secondary Dwellings**

The control is applicable when the development results in an additional hard (impervious) area of more than 50 square metres.

Development shall incorporate the installation of the following stormwater quality improvement measures:

- Pre-screening of organic matter (eg leaf litter) prior to the collection of rainwater in the rainwater tank
- A water quality filtration basket or equivalent primary treatment Stormwater Quality Improvement Device (SQID) to collect leaf litter and coarse sediments is to be installed prior to the discharge of stormwater from the land.

All Stormwater Quality Improvement Devices (SQIDs) must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Applicants are also encouraged to apply advanced water quality techniques through primary and secondary treatment techniques to reach and/or exceed the following objectives:

- Primary treatment (eg. physical screening, rapid sedimentation techniques) of stormwater to collect and retain gross pollutants (i.e. litter and organic matter) and coarse sediments (with associated entrained pollutants) prior to the discharge of stormwater from the land.
- Secondary treatment (eg. fine particle sedimentation and filtration techniques) of stormwater to collect and retain medium to fine sediments (with associated entrained pollutants) prior to the discharge of stormwater from the land.

The proposal will not result in greater than a 50 square meter increase in impervious area.

## **B6 Access and Parking**

<b>Controls</b>	<b>Response</b>
<b>B6.1 Access Driveways and Works on the Public Road Reserve - Dwelling House and Dual Occupancy</b>	No modification to the existing site driveway access is proposed.
<b>B6.3 Off-Street Vehicle Parking Requirements - Dwelling Houses, Secondary Dwellings and Dual Occupancy</b>  On-Site Car Parking Requirements The minimum number of vehicle parking spaces to be provided for off-street parking is as follows:  Small dwelling (1 bedroom) - 1 space Large dwelling (2 bedrooms or more) 2 spaces	The development provides the required two parking spaces through the garaged space and stacked parking in the driveway.



## **B8 Site Works Management**

<b>Control</b>	<b>Response</b>
<p><b>B8.1 Construction and Demolition - Excavation and Landfill</b></p> <p>Excavation and landfill on any site that includes the following:</p> <ul style="list-style-type: none"><li>- Excavation greater than 1 metre deep, the edge of which is closer to a site boundary or structure to be retained on the site, than the overall depth of the excavation, and/or;</li><li>- Any excavation greater than 1.5 metres deep below the existing surface, and/or;</li><li>- Any excavation that has the potential to destabilise a tree capable of collapsing in a way that any part of the tree could fall onto adjoining structures (proposed or existing) or adjoining property, and/or;</li><li>- Any landfill greater than 1.0 metres in height, and/or;</li><li>- Any works that may be affected by geotechnical processes or which may impact on geotechnical processes including but not limited to constructions on sites with low bearing capacity soils,</li></ul> <p>must comply with the requirements of the Geotechnical Risk Management Policy for Pittwater (see Appendix 5) as adopted by Council.</p>	<p>Minor excavation will be required to the subfloor area to facilitate the new rumpus room.</p> <p>This will have a maximum depth of 1.2m and be situated within the existing building footprint.</p>

<p><b>B8.2 Construction and Demolition - Erosion and Sediment Management</b></p> <p>Erosion and sedimentation prevention measures must be installed on all sites to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Erosion and sedimentation prevention measures must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) on the downstream side of any works undertaken on the boundary of the site or on public lands adjoining the site to prevent the migration of sediment off the site into any waterway, drainage systems, public reserves, road reserve or adjoining private lands.</p> <p>Appropriate devices are to be in place at all times to prevent the migration of sediment off the site.</p>	<p>Erosion and Sedimentation controls will be in place where required during the construction process in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004), particularly during the excavation period and while exposed earth is being stabilised.</p>
<p><b>B8.3 Construction and Demolition - Waste Minimisation</b></p> <p>Waste materials generated through demolition, excavation and construction works is to be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility.</p>	<p>Waste will be managed through the construction process.</p>
<p><b>B8.4 Construction and Demolition - Site Fencing and Security</b></p> <p>All sites are to be protected by site fencing for the duration of the works.</p> <p>Where building construction is undertaken adjacent to the public domain, pedestrian and vehicular facilities are to be protected by a Hoarding in accordance with Section 126(1) of the Roads Act.</p>	<p>Appropriate site fencing will be implemented during construction.</p>

### **B8.6 Construction and Demolition - Traffic Management Plan**

For all development where either excavated materials to be transported from the site or the importation of fill material to the site is 100m<sup>3</sup> or greater, a Construction Traffic Management Plan indicating truck movements, and truck routes is to be provided and approved by Council prior to the commencement of works.

All transport works must not cause adverse disruption or nuisance to adjoining residences, businesses or the street system.

No works are proposed to be undertaken within the public road reserve.

Sufficient off street manoeuvring space exists to ensure that no public nuisance is caused during the construction period.

It is noted that at times during construction cranes, material deliveries and concrete agitators will require site access. Traffic management will ensure that this does not cause a prolonged nuisance to neighbours.

It is envisaged that site contractors will also utilise on-street parking.

## **C1 Design Criteria for Residential Development**

<b>Control</b>	<b>Response</b>
<b>Section C1.1 – Landscaping</b>	
<p>All canopy trees, and a majority (more than 50%) of other vegetation, shall be locally native species. Species selection and area of landscape to be locally native species is determined by extent of existing native vegetation and presence of an Endangered Ecological Community.</p> <p>Note if the land is within an Endangered Ecological Community there will be a Development Control specifically covering the requirements for Landscaping in an Endangered Ecological Community.</p>	<p>The development does not propose the removal of any existing site vegetation.</p>
<p>In all development a range of low lying shrubs, medium high shrubs and canopy trees shall be retained or provided to soften the built form.</p>	<p>No significant vegetation removal is required by this proposal.</p>
<p>At least 2 canopy trees in the front yard and 1 canopy tree in the rear yard are to be provided on site. Where there are existing canopy trees, but no natural tree regeneration, tree species are to be planted to ensure that the canopy is retained over the longterm.</p> <p>Where there are no canopy trees the trees to be planted are to be of sufficient scale to immediately add to the tree canopy of Pittwater and soften the built form.</p>	<p>The required canopy trees currently exist on site and will be retained.</p> <p>It is not considered that any supplemental plantings will be required by the development due to its minimal impact on the existing vegetated state and appearance.</p>
<p>Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m<sup>3</sup> within this area to ensure growth is not restricted.</p>	<p>N/A</p>
<p>The following soil depths are required in order to be counted as landscaping:</p> <ul style="list-style-type: none"> <li>• 300mm for lawn</li> <li>• 600mm for shrubs</li> <li>• 1metre for trees</li> </ul>	<p>The site provides for the required soil depths.</p>
<p>The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows:</p> <ul style="list-style-type: none"> <li>• A planter or landscaped area with minimum dimensions of 4m<sup>2</sup> for shop top housing developments,</li> <li>• 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and</li> <li>• 50% for all other forms of residential development.</li> </ul>	<p>Existing vegetation in the front building setback is proposed for retention.</p> <p>Given the development is for modifications to an existing dwelling, it is not considered that any supplemental plantings are required.</p>



Screening shall be of vegetation (not built items), and shall be calculated when viewed directly onto the site.	No new vegetating screening is proposed or required by the development.
In bushfire prone areas, species shall be appropriate to the bushfire hazard.	The site is not bushfire prone.
Landscaping shall not unreasonably obstruct driver and pedestrian visibility.	No landscaping will obstruct driver or pedestrian visibility.
Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and retention of natural features such as rock outcrops.	The development utilises the existing built footprint and does not propose the removal of any significant trees or vegetation on site.
Canopy trees are to be located a minimum of 5 metres from existing and proposed built structures, or minimum of 3 metres where pier and beam footings are used.	No new canopy trees are proposed to be introduced to supplement the existing vegetation and canopy trees.
Noxious and undesirable plants must be removed from the site	No noxious plants have been identified on site.
<b>Section C1.2 – Safety and Security</b>	
<p><b>1. Surveillance</b></p> <p>Building design should allow visitors who approach the front door to be seen without the need to open the door.</p> <p>Buildings and the public domain are to be designed to allow occupants to overlook public places (streets, parking, open space etc) and communal areas to maximise casual surveillance.</p> <p>Development design and design of the public domain (including landscaping) is to minimize opportunities for concealment and avoid blind corners.</p> <p>Adequate lighting must be provided according to the intended use of the development. Lighting must be designed and located so that it minimises the possibility of vandalism or damage. Security lighting must meet Australian Standard AS 42821997: Control of the obtrusive effects of outdoor lighting.</p> <p>Lighting is to be designed to minimise electricity consumption, and to minimise annoyance to neighbors.</p> <p>Design landscaping and materials around dwellings and buildings, so that when it is mature it does not unreasonably restrict views of pathways, parking and open space areas.</p>	<p>Surveillance will be enhanced through the addition of the front terrace. This terrace, is both directly accessible to living areas and provides a clear view to the street frontage.</p> <p>The new rumpus will provide further surveillance opportunities to the front setback and street.</p> <p>No landscaping is being introduced that will limit or hinder the current levels of street surveillance, nor is it seen that the development will provide any new opportunities for vandalism or anti-social behaviour.</p>

<p><b>2. Access Control</b></p> <p>Shared entries must be able to be locked and incorporate an intercom system or the like to allow visitors to gain entry.</p> <p>Building entrances are to be clearly visible from the street, easily identifiable and appropriately lit.</p> <p>Where provided, pedestrian access through a site and through the public domain is to be clearly defined, signposted, appropriately lit, visible and give direct access to building from parking and other areas likely to be used at night.</p> <p>The street number of the property is to be clearly identifiable.</p> <p>Pedestrian access along the street frontage shall not be impeded by landscaping, street furniture or other restrictions.</p>	<p>The entry to the dwelling will be enhanced by way of the creation of an internal access from the garage to the main floor plate of the dwelling.</p> <p>The front door will now be at ground level with covered internal stairs providing all weather access.</p> <p>The new location for the pedestrian access will be more legible and clearly defined than the existing stairs to the side of the dwelling.</p>
<p><b>3. Territorial reinforcement</b></p> <p>Walkways and landscaping should be used to delineate site boundaries and direct visitors to the correct entrance and away from private areas.</p> <p>Blank walls along all public places (streets, open space etc) shall be minimised.</p>	<p>The dominant walkway into the site will remain unchanged by this addition to the dwelling.</p> <p>No blank walls facing public places are proposed.</p>
<p><b>C1.3 – View Sharing</b></p>	
<p>All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.</p>	<p>No elements will be constructed that will obstruct existing views.</p>
<p>The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing.</p>	<p>No significant impact is envisaged.</p>
<p>Where a view may be obstructed, built structures within the setback areas are to maximise visual access through the structure e.g. by the provision of an open structure or transparent building materials.</p>	<p>N/A</p>
<p>Views are not to be obtained at the expense of native vegetation.</p>	<p>N/A</p>

<b>C1.4 Solar Access</b>	
The main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.	The orientation of the allotment will ensure that the proposal has no adverse impacts on solar access to both the subject allotment and surrounding properties.
Windows to the principal living area of the proposal, and windows to the principal living area of adjoining dwellings, are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st (that is, to at least 50% of the glazed area of those windows).	No changes to the solar access of existing living areas has been proposed.
Solar collectors for hot water or electricity shall receive at least 6 hours of sunshine between 8.00am and 4.00pm during mid winter.	Complies
Developments should maximise sunshine to clothes drying areas of the proposed development or adjoining dwellings.	Complies
The proposal must demonstrate that appropriate solar access is achieved through the application of the Land and Environment Court planning principle for solar access.	The planning principles resulting from <i>Parsonage v Ku-ring-gai Council</i> [2004] NSWLEC 347 have been taken into account and it is considered that the development is not contrary to any of these planning principles.
<b>C1.5 – Visual Privacy</b>	
Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9 metres by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).	No new windows will directly overlook or impact upon any areas of private open space.
Elevated decks and pools, verandahs and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.	<p>The proposed front terrace, while elevated, does not provide for any opportunities for views into areas of private open space or direct views into habitable windows.</p> <p>It is not considered that any screening is warranted.</p>

Direct views from an upper level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.	No new windows are proposed to the upper floor that have direct views into adjacent properties.
<b>C1.6 – Acoustic Privacy</b>	
Noise-sensitive rooms, such as bedrooms, should be located away from noise sources, including main roads, parking areas, living areas and communal and private open space areas and the like.	The development is compliant with this control.
Walls and/or ceilings of dwellings that are attached to another dwelling/s shall have a noise transmission rating in accordance with Part F(5) of the Building Code of Australia. (Walls and ceilings of attached dwellings must also comply with the fire rating provisions of the Building Code of Australia).	The development will be compliant with the Building Code of Australia.
Noise generating plants including pool/spa motors, air conditioning units and the like shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.	N/A
Developments must comply in all respects with the Protection of the Environment Operations Act 1997, and other relevant legislation.	The development does not proposed any elements that would breach the Protection of the Environment Operations Act 1997
<b>C1.7 – Private Open Space</b>	
<p><u>a) Dwelling houses, attached dwellings, semidetached dwellings, and dual occupancies:</u></p> <p>Minimum 80m<sup>2</sup> of private open space per dwelling at ground level, with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard.</p> <p>Within the private open space area, a minimum principal area of 16m<sup>2</sup> with a minimum dimension of 4m and grade no steeper than 1 in 20 (5%).</p> <p>Dwellings are to be designed so that private open space is directly accessible from living areas enabling it to function as an extension of internal living areas.</p> <p>Private open space areas are to have good solar orientation (i.e. orientated to the northeast or northwest where possible).</p>	<p>The development requires 80m<sup>2</sup> of Private Open Space to be provided.</p> <p>No change to the existing open space is proposed with the development being compliant having in excess of 285m<sup>2</sup> to the rear of the dwelling.</p> <p>This space is directly accessible from a living area.</p> <p>Additional useable open space will be provided via the new terrace.</p>

Where site or slope constraints limit optimisation of orientation, the private open space area must have access to some direct sunlight throughout the year (see Solar Access).

Private open space should be located to the rear of the dwelling to maximise privacy for occupants.

Where this open space needs to be provided to the front of the dwelling, the area should be screened from the street to ensure that the area is private.

A balcony located above ground level, but which has access off living areas of dwellings, can be included as private open space. The dimensions should be sufficient so that the area can be usable for recreational purposes (i.e. a minimum width of 2.4m). First floor balconies along the side boundary must be designed to limit overlooking and maintain privacy of adjoining residential properties.

Private open space areas should include provision of clothes drying facilities, screened from the street or a public place. Shared clothes drying facilities are acceptable.

An accessible and usable area for composting facilities within the ground level private open space is required.

## Section D11 – North Narrabeen Locality

Control	Comment
<b>D11.1 – Character as viewed from a public place</b>	
Buildings which front the street must have a street presence and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality. Blank street frontage facades without windows shall not be permitted.	The proposal will have an improvement to the building as viewed from the street. This will be through an improved balcony/entrance and roof improvements.
Walls without articulation shall not have a length greater than 8 metres to any street frontage.	No new wall of length of greater than 8m without articulation are proposed to be created.
Any building facade to a public place must incorporate at least two of the following design features: <ul style="list-style-type: none"> <li>• entry feature or portico;</li> <li>• awnings or other features over windows;</li> <li>• verandahs, balconies or window box treatment to any first floor element;</li> <li>• recessing or projecting architectural elements;</li> <li>• open, deep verandahs; or</li> <li>• verandahs, pergolas or similar features above garage doors.</li> </ul>	The alterations will incorporate; <ul style="list-style-type: none"> <li>• entry feature.</li> <li>• Open Veranda</li> </ul>
The bulk and scale of buildings must be minimised.	The bulk of the building will not be unreasonable increased by the proposal.
Garages, carports and other parking structures including hardstand areas must not be the dominant site feature when viewed from a public place.	The proposed garage will not be a dominant feature of the dwelling.  The garage is set back behind the building line of the front veranda and awning minimising site lines and providing visual relief.
Except in the Newport Commercial centre, parking structures must be located behind the front <u>building</u> line, preferably set back further than the primary <u>building</u> , and be no greater in width than 50% of the lot <u>frontage</u> , or 7.5 metres, whichever is the lesser.	The garage is consistent with the existing building setback.
Landscaping is to be integrated with the building design to screen the visual impact of the built form. In residential areas, buildings are to give the appearance of being secondary to landscaping and vegetation.	Existing site landscaping and vegetation is proposed to be retained.



Television antennas, satellite dishes and other telecommunications equipment must be minimised and screened as far as possible from public view.	No alteration is proposed to the existing television antennas location.
General service facilities must be located underground.	General Service facilities will be in accordance with existing service provisions.
Attempts should be made to conceal all electrical cabling and the like. No conduit or sanitary plumbing is allowed on facades of buildings visible from a public space.	No modification to existing visual elements of plumbing or electrical cabling is proposed by the development.
<b>D11.2 –Scenic Protection</b>	
Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve.	It is not considered that when viewed from any waterway, road or public reserve that the development will have any adverse visual impacts.
<b>D11.3 – Building Colours and materials</b>	
External colours and materials shall be dark and earthy tones as shown below  Finishes are to be of a low reflectivity.	The development can be compliant with this requirement.
<b>D11.6 – Front Building Line</b>	
The minimum front building line for R2 or C4 zoned land shall be in 6.5m or established lines, whichever is the greater.	The development has a front setback of 14m and is consistent with adjacent development.
<b>D11.7 – Side and Rear Building Line</b>	
Controls 2.5 at least to one side; 1.0 for other side 6.5 rear (other than where the foreshore building line applies)	<p><b>Side Setbacks</b></p> <p>The existing dwelling is non-compliant with the side setback requirements. This is a result of the dwelling being sited at an angle to the side boundaries.</p> <p>No change is proposed to the existing side boundaries and no change in wall height is proposed. The proposed additions fall within the existing building footprint.</p> <p>Given the rumpus extension sits under the existing floor plate, it is not possible to increase the setback to comply.</p> <p>It is considered in this instance, that given the existing setbacks and the location of the additions being within the building footprint on the lower ground floor, that a variation to this control is acceptable.</p>

	<p><b>Rear Setback</b></p> <p>No changed is proposed to the existing rear setback.</p>
<b>D11.9 – Building Envelope</b>	
<p>Planes are to be projected at 45 degrees from a height of 3.5 metres above ground level (existing) at the side boundaries to the maximum building height (refer to Pittwater Local Environmental Plan 2014).</p>	<p>The development has minor non-compliances with the building envelope at the extremities of the roof ridge line.</p> <p>Elevation 1 – North Elevation shows the extent of the noncompliance which is limited to the very extremities of the roof structure at the street frontages.</p> <p>Subsequent elevations clearly demonstrates that by the rear of the dwelling the whole of the structure is compliant with the building envelope.</p> <p>The non compliance is a result of both the topography falling to the street and the existing setback of the building.</p> <p>It is noted that the side setbacks remain unaltered for the proposal and the wall height remains unchanged.</p> <p>No windows are present within the encroachment and the small area of roof structure will not result in any additional overshadowing or privacy impacts.</p> <p>The roof structure proposed is consistent with the existing roof and designed to match in with the existing structure.</p> <p>It is considered that the minor noncompliance has a negligible impact on adjacent properties in terms of solar access, visual dominance or privacy.</p>
<b>D11.10 – Landscaped Area – Environmentally Sensitive Land</b>	
<p>The total landscape area on land zoned R2 Low Density Residential shall be 50% of the site area.</p>	<p>The DCP requires on this site that a total of 50% of landscaped area be provided.</p> <p>The proposal provides for 55.7% Landscape Area.</p>
<p>The use of porous materials and finishes is encouraged where appropriate.</p>	<p>It is not appropriate in this instance to utilise porous materials in the development.</p>
<p>Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped Area.</p>	<p>The proposal provides for 56.98% Landscape Area.</p> <p>The development is compliant with this clause.</p>

<b>D11.12 – Fences</b>	
	No new fencing is proposed.
<b>D11.14 – Construction, Retaining Walls, Terracing and Undercroft Areas.</b>	
Lightweight construction and pier and beam footings should be used in environmentally sensitive areas.	N/A
Where retaining walls and terracing are visible from a public place, preference is given to the use of sandstone or sandstone like materials.	The development does not propose new retaining walls or terracing that will be visible from a public place.
In the provision of outdoor entertaining areas, preference is given to timber decks rather than cut/fill, retaining walls and/or terracing.	No terracing or modification of siter levels is proposed.
Undercroft areas shall be limited to a maximum height of 3.5 metres. Adequate landscaping shall be provided to screen undercroft areas.	No undercroft area is proposed.

## **5. Conclusion**

This proposal is for the alterations and additions to an existing dwelling on an C4 – Environmental Living zoned parcel of land.

The proposal is considered to be consistent with the provisions of the Pittwater Local Environmental Plan 2014 and Pittwater Development Control Plan 21.

Furthermore, the proposal is considered to have no adverse impacts upon the environment or the general locality or surrounding properties.

Councils support to the proposal is therefore requested.