

# **STATEMENT OF ENVIRONMENTAL EFFECTS and SITE ANALYSIS**

## **PROPOSED RENOVATIONS & ADDITIONS AT 62 WARRABA ROAD, NORTH NARRABEEN.**

The property is situated in North Narrabeen, **Lot 1 in DP 1005672** and is situated on the North West side of Warraba Road, with levels falling towards the road. The Land is **524.80** square metres.

**The Proposal is to renovate internally and construct two Decks; one at the front and one at the rear of the existing Dwelling.**

**The front Proposed Deck will be constructed above the existing concrete parking area with balustrades to match existing, in design and colour.**

**Although the front building alignment shows 6.0 metres, the average alignment is 6.8 metres.**

**The rear Proposed Deck is only approximately 0.5 metres from the existing paved area. The proposed roof to this deck is to give protection from the southerly aspect and access from the resigned kitchen.**

**Please note that the survey shows the buildings at the rear of 62 Warraba Road.**

**These rear buildings are much higher than number 62 and there are a great number of high shrubs to give privacy. This can be verified by a site visit.**

**NOTE: Roof color at the rear deck to match existing roof colorbond.**

**Balustrade to front deck to match style and colour as the existing.**

The vehicular access will be off-street parking via the existing driveway.

There is no effect on the environment of endangered fauna. The social and economic effect of the Proposed Development in the locality is in keeping with the surrounding development.

The character, location, siting, bulk scale, size, height, density, design and external appearance of the Proposal is in keeping with the surrounding development and the streetscape.

The land is not subject to Subsidence, Flood or Bushfire.

Privacy has been addressed. Refer explanation in bold type above.

The amount of traffic will remain unchanged.

Allowance has been made for off-street parking, as it is existing.

The overshadowing has been addressed. The Proposal is for a Ground Level Addition.

In regard to height, the Proposal is in proportion to the surrounding dwellings and has been addressed. There is no change in height.

Stormwater dispersal has been addressed: Stormwater connected to the existing system and taken to street kerb. Please note there is no increase in hard surface site coverage.

As the Proposal is only of a minor nature there will be no excess noise.

There is no change of use. There will be no effect in respect of an historical or archaeological nature.

Soil erosion has been addressed. Sedimentation Control has not been allowed for as there is no excavation.

### **Waste Management Plan:**

Licensed Contractors to remove any waste from the Site to an approved Waste Disposal Facility.

**December 2020.**