

**DEVELOPMENT APPLICATION
TO
NORTHERN BEACHES COUNCIL**

**ALTERATIONS & ADDITIONS
AT
11 SHERWOOD CR NARRAWEENA**

CLIENT: LEI SONG

STATEMENT OF ENVIRONMENTAL EFFECTS

Introduction

This Statement is to support the Development Application to Northern Beaches Council for proposed alterations and additions at 11 Sherwood Cr Narraweena.

Background

The allotment is 567.2m² and comprises of the existing dwelling and shed.

Proposal

The proposal is alterations and additions including:

- storage
- awning
- retaining wall
- removal of existing steps
- upgrade steps and balustrade
- upgrade rock and landscaping and make good
- new parking space and driveway

Site suitability

The site is suitable for the proposal. The proposal is compatible with adjoining development and the streetscape visual setting.

Current land uses

The current use of the site is residential. Current use of the adjoining lands are also residential.

Relevant planning controls

- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

Warringah Local Environmental Plan 2011

Zoning

The site is zoned R2 Low Density Residential. The proposal is permissible with consent.

Height

The proposed building height is 3m, complying with the maximum of 8.5m.

Heritage

N/A

Warringah Development Control Plan 2011**Streetscape**

The proposal is consistent with the existing streetscape.

Building setbacks

The proposed setbacks are aligning with the existing setbacks of the existing building.

Parking

The proposed parking space and driveway shall comply with Australian Standards. This is similar to the parking spaces of neighbouring properties, hence consistent with the existing streetscape.

Retaining wall

The proposed retaining wall height complies with the requirements of Development Control Plan 2011.

Landscaped area

The proposed landscaped area is 48.7%.

Site coverage

The proposed site coverage is 29.2%.

Privacy

The visual privacy of neighbouring dwellings and common areas is not significantly impacted as the proposed setbacks align with the existing setbacks of the existing building. There are no significant acoustic privacy impacts.

Tree preservation

Existing trees are retained.

Views

There are no significant views impacted by the proposal.

Overshadowing

The proposal does not significantly increase overshadowing.

Building character

The proposal is consistent with the existing building character.

Noise & odour

The proposal does not have any noise or odour impacts.

Utility services

The proposal does not impact existing utilities.

Waste disposal arrangements.

The existing waste disposal arrangements and existing location of garbage areas remain unchanged.

Availability of utility services

Existing utility services including power, telephone and water/sewer remains unchanged.

Social and economic effects

The proposal does not have any social and economic effects.

Historical and archaeological

N/A

Flora and fauna

The proposal does not have any impacts on existing flora and fauna.

Conclusion

The proposal described above has a minimal impact on the area, and is in keeping with the surrounding residential development.