

**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 567.2m<sup>2</sup> 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

**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 existing parking and driveway remains unchanged.

**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.