

# Statement of Environmental Effects

<b>Property Description</b>	Lot No. 36	DP No.	Unit/Shop/Street no. 1
	Street Name: Island Parade		Suburb: Narrabeen Lakeside Caravan Park
<b>Applicant Details</b>	Name: Greg Pearson and Lesley Hirsch		Date 30/01/2020
	Email: <a href="mailto:gpearso52@gmail.com">gpearso52@gmail.com</a>		Phone: 0455 346 483
<b>Details of Development</b>	Description of Proposal (including any signage): It is proposed to demolish the existing weatherboard dwelling, replacing the accommodation with a 2 Bedroom, 1 bathroom manufactured dwelling and accompanying carport.		
<b>Details of Site and Building</b>	Floor area of building (a) 70.39m <sup>2</sup>		Site area (b) 180.80m <sup>2</sup>
	Covered Deck - 14.98m <sup>2</sup>		Carport Area - 12.6m <sup>2</sup>
<b>Zoning</b>	Site Coverage - 85.37m <sup>2</sup> (47.2%)		
	The site is zoned: SP3  Use defined under this zone: Tourist		
<b>Development Impact</b>	<b>Describe how the alterations and/or additions will or will not affect the amenity of the surrounding residences/area in relation to:</b>		
	Streetscape: (How does the development fit into the existing street?) The proposed development is sympathetic to the current streetscape. Whilst providing a slightly modern take on the surrounding architecture, the selected materials consist of FC sheet wall cladding, colorbond roofing, aluminium windows and timber decks, all of which are consistent with the surrounding material selections.		
	Areas of vegetation will be required to be cleared, however this provides an opportunity to landscape the site with a solution more appropriate to the scale of the development and that will enhance the streetscape		
	Setbacks: The subject site is severely constrained in regards to the allowable footprint due to the close proximity to the neighbouring dwellings, existing trees and other logistical features, however, the setback requirements of council and the relevant LGA have been achieved: 3.0m setback of building from adjacent dwellings: Complies 1.5m setback of building from side and rear boundaries: Complies 1.0m setback of building from street frontage: Complies 0.9m setback of all steps, landing and decks from site boundaries: Complies		
	Solar access/Overshadowing: Due to the single storey nature of the building there are no overshadowing issues regarding the adjacent sites Solar access to adjacent sites will be maintained		