

S96(1A) – Amended Statement of Environmental Effects:

Site Description

Site of the amendment is the front of the development area, being the enclosure of existing decking at the front of the property.

Site Details

Address – 48 Nareen Parade, North Narrabeen
Lot/DP – Lot 34, DP 11356

Description of the Proposed Development (Amendments)

1. Addition of a timber deck to the front of the development area (being the enclosure of existing decking at the front of the property). Timber deck measures ~~11.4~~^{12.8m} metres long by 1.2 metres deep, as highlighted on amended plans attached to this application. *Oh 2*
2. Addition of 7 x supporting treated pine posts, measuring 120mm in diameter.
3. Railing on decking perimeter to 1.1 metres high, with the exception of privacy screen (1.8m high). Material: treated pine and toughened glass.

Identification of Type of Development

Complying Development

Zoning

Residential 2A

Bulk and Scale of Proposed Structure

Amendment extends forward the existing footprint of the property by a depth of 1.2 metres and does not extend beyond the front profile of the neighbouring property however a privacy screen is included in the amendment on the western boundary (being the neighbouring property which is impacted). The height is not applicable (being a deck). The side setbacks are in line with the remainder of the property.

The amendment comprises natural materials which are sympathetic to the existing structure and the surrounding environment.

S96(1A) - Schedule of Proposed Changes:

1. Addition of a timber deck to the front of the development area (being the enclosure of existing decking at the front of the property). Timber deck measures ~~11.4~~^{12.9m} metres long by 1.2 metres deep, as highlighted on amended plans attached to this application.
2. Addition of 7 x supporting treated pine posts, measuring 150mm in diameter.
3. Railing on decking perimeter to 1.1 metres high, with the exception of privacy screen (1.8m high). Material: treated pine and toughened glass

Oh. 2