

## STATEMENT OF ENVIRONMENTAL EFFECTS

### SITE DESCRIPTION

Site of the proposed development is currently a south facing deck at the front of the property, adjoining the existing dining room

### SITE DETAILS

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

### DESCRIPTION OF THE PROPOSED DEVELOPMENT

Development involves enclosing existing front deck 7.4m wide x 3m deep to incorporate into existing dining room. This includes extending existing colourbond roof (in same colour) and removing existing sliding door. Matching cypress cladding to be used on exterior with white aluminium sash windows to be installed across front (window colour to match all others in the property)

### IDENTIFICATION OF TYPE OF DEVELOPMENT

Complying development

### ZONING

Residential 2A

## BULK AND SCALE OF PROPOSED STRUCTURE

Proposed development does not extend beyond existing footprint of the property. The height of the proposed addition is dictated by the slope of the existing roofline and so because this slopes down to the south the height of the proposed development does not protrude from the existing height of the property. The side setbacks are in line with the remainder of the property and the front setback is behind the forward most setback of the existing property.

The proposed addition will be enveloped in matching materials and colours so that it is sympathetic to the existing structure aesthetically.