

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

**PROPOSED DEMOLITION OF AN EXISTING
DWELLING AND CONSTRUCTION OF A NEW
RESIDENTIAL DWELLING INCLUDING NEW
SWIMMING POOL**

AT

**No.14 PARKES ROAD
COLLARROY NSW 2097**
(LOT A / DEPOSITED PLAN 383361)

INTRODUCTION

A Development Application to Northern Beaches Council, proposing the demolition of an existing dwelling and the construction of a new residential dwelling including a new swimming pool. Requiring development application consent.

This statement of environmental effects demonstrates that the environmental impact of this proposal has been considered and steps taken to protect the environment.

SITE DESCRIPTION

The subject site is located on the west side of Parkes Road Collaroy. It measures 1101.3sq.m, with a frontage of 16.605 metres to Parkes Road, by 75.578 metres to the front and rear boundary on the north side and 68.967 metres to the front and rear boundary on the south side. The rear boundary measures 15.240 metres.

The site is located on the west side of Parkes Road, and falls from the front to the rear.

All new downpipes will be connected to the proposed stormwater absorption system as per Michael Gergich Consulting Engineer Details – Drawing No. 1838/1 - Dated 11.11.19

Existing site landscaping is to be retained together with introduced landscaping to Council's satisfaction.

ADJOINING DEVELOPMENTS

To the north stands a two storey brick residence (No.16), it is setback approximately 1.400 metres from the side boundary adjoining the subject property. To the south stands a two storey brick residence (No.12), it is setback approximately 1.200 metres from the side boundary adjoining the subject property.

BUILDING SETBACKS

The proposed new dwelling will be located to stand 1.009/2.559 metres from the north side boundary and 1.900 metres from the south side boundary. The rear setback will be 22.229 metres to proposed new cabana. The building line setback from the front boundary will be 6.500 metres (14.310m along north side and 6.646m along south side boundary) as per council requirements and in conformity with neighbouring properties.

MATERIALS

The proposed new dwelling will be of full brick and brick veneer construction with a reinforced concrete slab on ground. The external finishes will be generally face brickwork with some render, stone and weatherboard features. New roofing will be of colorbond steel with new aluminium framed window and door units. All colours and styles to be selected by the owners.

ENVIRONMENTAL IMPACT

The proposed new dwelling has been designed in considerable detail in order that the dwelling will fit into the area of Parkes Road, without adversely affecting the local environment.

PRIVACY

The proposed new dwelling has been sympathetically designed to reduce the privacy impact upon the adjoining properties.

SHADOWING

Due to the site orientation the proposed casting shadow at the early hours of the morning to the western side and late afternoon to the eastern side, will have minimal effect upon the adjoining properties.

CONCLUSION

The proposed new dwelling demonstrates a sympathetic and environmentally sensitive response to the development capacity available on site.

The design of the proposal has been considered in extensive detail in order that the dwelling will fit into the area without adversely affecting the local environment.

The design and location of the proposed new dwelling is in keeping with the adjoining dwellings. The proposal has ensured the retention of private open space, limited the impact of overshadowing and ensured a minimal loss of privacy to the adjoining residents.