

# S T A T E M E N T   O F E N V I R O N M E N T A L   E F F E C T S

## **Section 4.55 Modification**

Council District:

**Northern Beaches Council**

Address:

**122 Parkes road, collaroy**

Client:

**Eike Dupere**

Date:

**June. 2021**

Our Reference:

**S4.55 - 21102**

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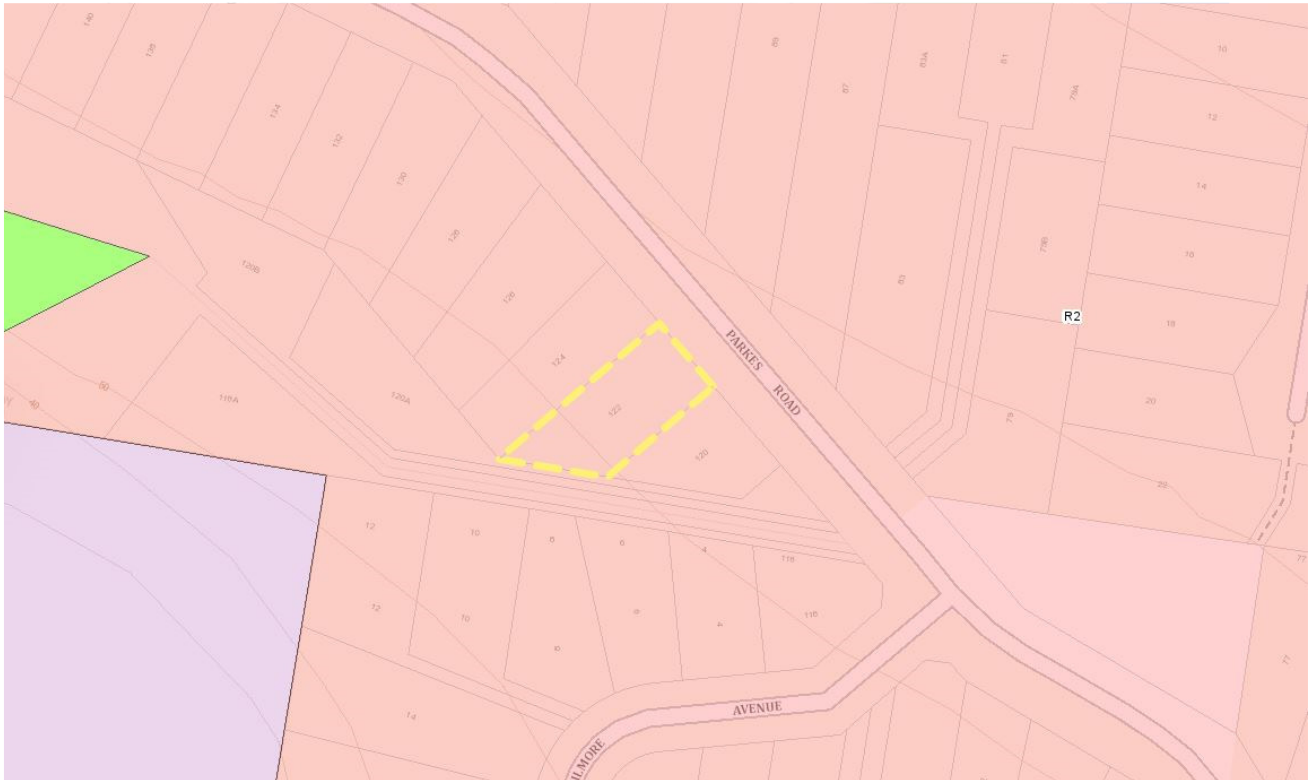
## 1.0 Introduction

This Section 4.55 application is submitted to council for assessment and approval for modification to existing dwelling roof.

## 2.0 Site (locality)

Lot No: 18

D.P: 24705



### 2.1 Streetscape Analysis

The site is legally identified as Lot 18 within DP 24705 and is known as 122 Parkes Road, Collaroy Plateau. The site is located on the western side of Parkes Road. The site has an area of 701.88m<sup>2</sup> and is in an uneven rectangular shape with one pointed edge and has a street frontage (eastern front boundary) of 18.29 meters to Parkes Road. The southern boundary (side boundary) has a length of 30.32 meters, the western boundary (rear, splayed boundary) has a length of 24.33 metres and the northern boundary (side boundary) has a length of 45.89 meters.

### 3.0 Modification

The image below shows the Section 4.55 modification –



The proposal consists of new hip roof over the existing house towards the rear side of the house. The roof material will be metal colourbond roof which will be held by timber beams and rafters with timber posts to support the proposed roof. (Refer to the architectural plan for more information).

DESIGN AREA CALCULATIONS	
1. GROUND FLOOR AREA	= 112.5SQM
2. LOWER FLOOR AREA	= 105.0SQM
3. TOTAL AREA	=217.5SQM
4. PRIVATE OPEN SPACE	= 308.0SQM
<b>SITE</b>	
SITE AREA	= 701.88 SQM
TOTAL FLOOR AREA ACHIEVED	=217.5SQM
F.S.R. ACHIEVED	=0.3/ 1
<b>LANDSCAPE</b>	
TOTAL LANDSCAPE REQUIRED (40%)	=281.0 SQM
TOTAL LANDSCAPE AREA ACHIEVED	=419.0SQM

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#### **4.0 Zoning**

The property is under R2 land zoning (the Warringah local environmental plan 2011).

#### **5.0 Set Backs**

Existing setback

#### **6.0 Private open space**

Existing P.O.S

#### **7.0 Landscape**

Existing Landscaping

#### **8.1 Floor area (FSR calculation)**

The floor area are existing and to be remained as existing.

#### **8.0 Heritage**

The subject site is not considered to be in a heritage conservation area

#### **9.0 Engineering**

Refer to structural engineer certificate details.

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## **10.0 Summary**

The modification described above complies with all of the Council's technical design requirements and town planning objectives and will have no significant adverse impact on any other adjoining or nearby properties.

The site can adequately accommodate the proposed changes, which will fit into the locality, and will satisfy the Council's present and future planning objectives and controls for the site and the overall precinct.

Therefore, the local council of this Warringah precinct could reasonably approve the proposed dwelling in the manner and form submitted.

We look forward to Council's advice.

Yours Faithfully  
Peter Perras  
Director  
Dvyne Design