



Design & Construction

# Statement of Environmental Effects

## SECTION 4.55

Northern Beaches Council

## Brief History:

83 Parkes Road Collaroy Plateau .

Demolition of existing dwelling and Subdivision of One lot into two has been approved Previously under DA 2017/1322

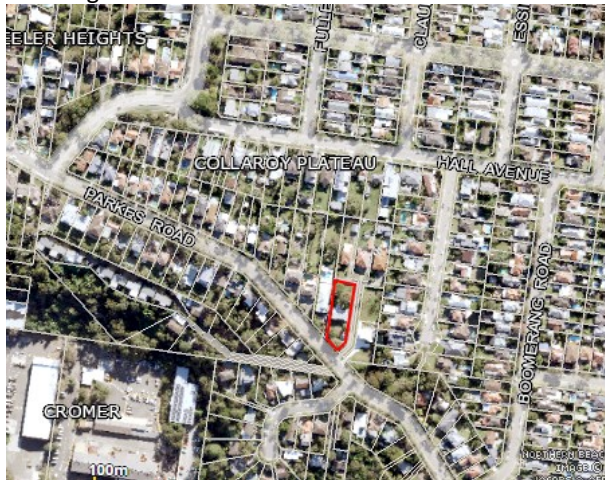
Proposal of Two storey Dwellings on each lot has been approved under DA 2020/0221

This Application for Section 4.55 is to modify the Driveway Gradient of Lot 101 by Reducing the level of Garage and By doing that There is enough room above garage to fit a media room between garage and First Floor.

## 1.0 INTRODUCTION

### 1.1 Overview

This report has been prepared to accompany a DA Application to build a Two Storey Brick Veneer Dwelling on each subdivided Lot



### 1.2 SITE LOCATION

### 1.3 Site and Context

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A survey plan of the land accompanies the DA.  
The subject site is in the Vicinity of Northern Beaches Council.

### 1.4 Site Dimensions

A survey is included within this submission. This survey indicates the dimensions.

Lot 101 Being the front Lot is 588 sqm  
 Lot 102 is 733 sqm ( 610 Sqm Excluding Easement)

### 1.5 Topography

The depth of the block is 30 m average on .

### 1.6 Existing Buildings

There is an existing dwelling that will be demolished as per Approved Demolition DA

### 1.7 Site Context

The site is within a residential area of predominately old single storey and Double Storey dwellings. The Subject Site benefits from Good sight lines in both directions along Street, thus minimising the potentiality for vehicle conflict.

The Subject Site is Not Subject to Acid – Sulphate soils as disclosed in the earlier DA Approval on site for subdivision.

The Subject site not subject to Floods or Bush Fire .

Minor Earth works are required to facilitate the Driveways on the Subject lots.

### Summary :

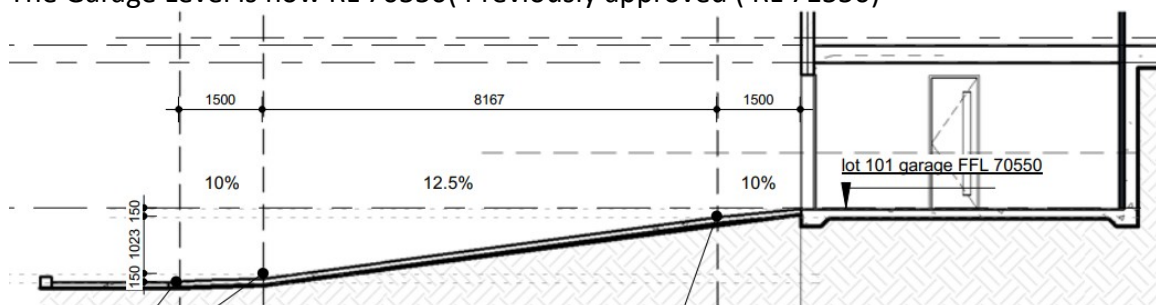
## **AMENDMENTS AS PER SECTION 4.55 (LOT 101)**

- 1.MEDIA ROOM ADDED ABOVE GARAGE LEVEL
- 2.TWO MORE WINDOWS ARE ADDED AT MEDIA ROOM'S FRONT WALL
- 3.DRIVEWAY UPDATED

### Section 4.55 Amendment application :

As per the new application Clients are requesting to reduce the Driveway Gradient for Lot 101 .

The Garage Level is now RL 70550( Previously approved ( RL 71550)

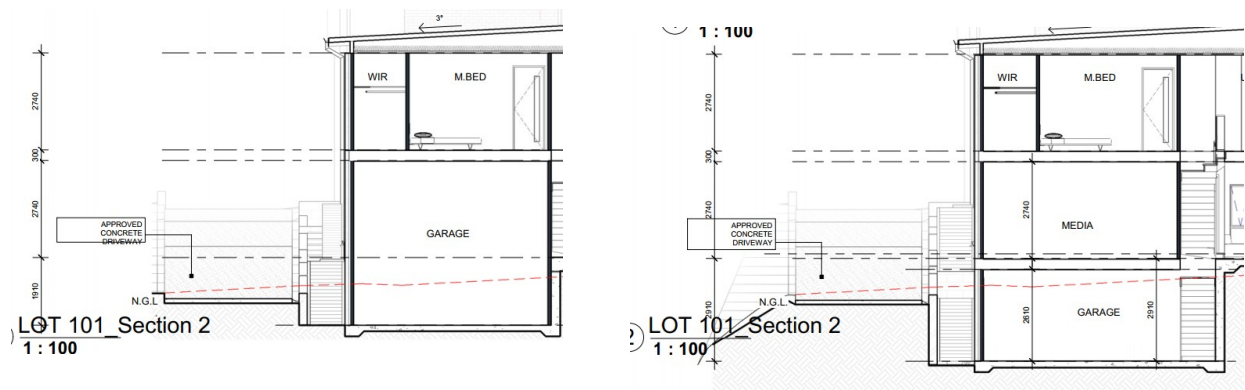


**Justification:**

Clients have already started the earth works ,storm water, sewer and Section 73 Works have been completed. Clients have found the NGL is low at the front of Garage of Lot 101 and it can have a lower level and it will make greater use of space above the Garage ( Currently approx 4650 mm is the ceiling ht of Garage)

By Moving garage RL 1m Lower there is better use of that extra space between garage and Upper Floor.

PREVIOUSLY APPROVED



The Proposal has reduced the Driveway gradient from 24% to 15% and has made more use of space efficiently.

This Proposal has nil impact on neighboring Homes as the Top of Ridge stays the same and has not increased in height .

There are no other modifications.

The Setbacks and building envelope stay same as approved.

Council is requested to allow for this Condition to be removed so the construction can progress.

**Conclusion**

The Proposed section 4.55 application has no impacts as based on above justification which will help home owners to achieve the end result much better .

Council requirements of Subdivision and registered titles etc will still be fully complied with and all other conditions will be fully adhered to during the process.

In view of the above, the proposed development is appropriate and Council approval is recommended.