



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

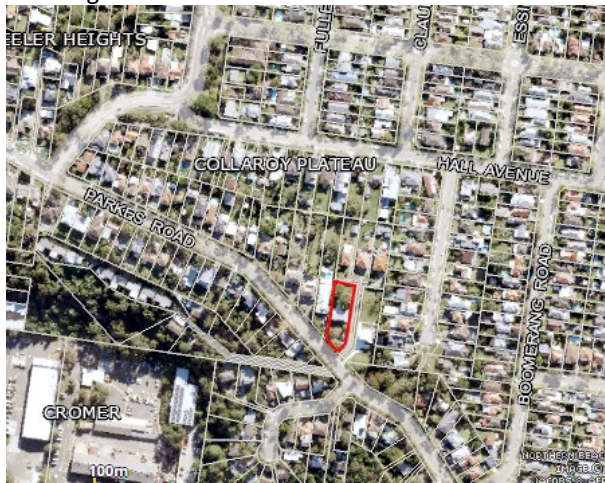
Proposal of Two storey Dwellings on each lot has been approved under DA 2020/0221

This Application for Section 4.55 is to modify the Deferred Commencement Condition under the DA 2020/0221

## 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 :**

Deferred Commencement Condition (DA2020/0221)

##### **1. Registration of Subdivision**

Evidence is to be submitted to Council demonstrating that the subdivided lots approved under DA2017/1322 have been registered on Title.

Reason: To ensure that the subdivision is registered.

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within two (2) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000. This evidence is to be submitted along with a completed 'Deferred Commencement Document Review Form' (available on Council's website) and the application fee, as per Council's Schedule of Fees and Charges.

#### **Section 4.55 Amendment application :**

As per the new application Clients are requesting to remove the above Condition in order to proceed the project more efficiently and smoothly without any further burden on clients weather Financially or emotionally as the condition above is imposing drastic delays to the project.

**Justification:**

Clients have already started the earth works ,storm water, sewer and Section 73 Works have been completed. Clients have Already Lodged application(CFT-80593) to the Council to obtain the Certificate of Subdivision.

The Current market situation is putting lots of financial stress on the home owners as the prices of materials are increasing every other month. Increased demand and shortage in material supply is also a concerning factor.

The Deferred commencement condition may delay the project at least for next 4 to 6 months depending on the three different agencies the process has to go through to obtain what is required and meet the condition.

Council is already in receipt of an Application for Issuance of Subdivision Certificate. Once the Certificate is issued , bank will have to process and stamp .After that Registered Surveyor will process and lodge the application to LRS and Then It will be Submitted to Council a registered Title of two separate Lots.

All of this can be done Concurrently while the clients can Build the Homes on the land .

There is no changes requested in the approved plans.

This will have NIL impact on the Neighbourhood or any of the Building Construction process.

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 this is a request to remove a condition based on above justification which will help home owners to achieve the end result much quicker and with less burden .

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.