



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

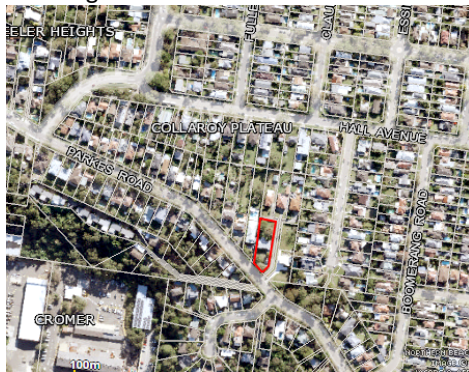
Proposal of Two storey Dwellings on each lot has been approved under DA 2020/0221

This Application for Section 4.55 is to Change the Material of External Walls from Brick Veneer to Hebel Clad .

## 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****1.ALL BRICK VENEER WALLS TO CHANGE TO HEBEL CLAD**

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 this is only replacement of one Material to another and has not other change .

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