



# **Fab Siqueira & Ana Cella Architects**

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# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**FOR**

**123 PACIFIC PARADE,  
DEE WHY**

**PREPARED FOR**

**NORTHERN BEACHES  
COUNCIL**

**(SECTION 4.55 APPLICATION FOR  
MODIFICATION OF CONSENT)**

**PREPARED BY**

**FABRICIO SIQUEIRA  
REGISTERED ARCHITECT NSW 8308**

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## Contents

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Contents .....	2
1. Introduction.....	3
2. Approved Development Application .....	3
3. Proposed Modifications .....	3
4. Conclusion .....	4



## 1. Introduction

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This application concerns modification to a development consent made under Section 4.55 of the Environmental Planning and Assessment Act 1979 and is for the proposed use of part of an existing building as a secondary dwelling and associated works at 123 Pacific Parade, Dee Why.

The proposed modifications are sympathetic to the approved design and the development will remain substantially the same as the development that was approved.

## 2. Approved Development Application

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The original development application was prepared by Grant Trevor Seghers for the owner of the property.

The original development application was to use of part of an existing building as a secondary dwelling.

DA consent No. DA2021/0441 was granted on 24/08/2021

Section 4.55 Modification MOD2024/0202 was granted on 25/06/2024

## 3. Proposed Modifications

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This application seeks to obtain council consent to demolish the 3 cocos palms and the planters at ground level in front of the building.

The reason for the change is that the proposed stormwater drainage system will clash with the location of the palms and the planterboxes. Furthermore, the planterboxes have not been built properly and may be causing water leaks towards the inside of the house. Therefore, removing them will expose the wall and improve waterproofing.

None of the proposed modifications causes any changes regarding compliance of the design with Local Environmental Plan or Development Control plan.

Cocos Palms (*Syagrus Arecastrum romanzoffiana*) are listed as species exempt from council's tree protection order and generally could be removed without approval.



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## **Modifications required:**

- Amending condition 1a to include the demolition plan that is included in this application
- Amending condition 4j to allow removal of the cocos palms

## 4. Conclusion

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In conclusion, it is believed this application to modify a development consent made under Section 4.55 of the Environmental Planning and Assessment Act 1979 for the proposed use of part of an existing building as a secondary dwelling and associated works at 123 Pacific Parade, Dee Why, has been carefully considered to have minimal impact on the neighbouring properties, streetscape and its immediate surroundings.

The proposed modifications are sympathetic to the approved design and the development will remain substantially the same as the development that was approved.