

Statement of Environmental Effects (SEE)

Date: August 26, 2019
Owners: Mr & Mrs Dobson
Subject Property: 9 Evelyn Place, Belrose
Lot 6, DP 31077

1. Site suitability

The site is located on the south-western side of Evelyn Place, Belrose. The subject site is an irregular shaped block with an area of 702.4m². It has a frontage totally 11.885m to Evelyn Place, a north-western boundary of 33.08m, a western boundary of 23.165m, a southern boundary of 10.975m and a south-eastern boundary of 40.245m. The site slopes from Evelyn Place down to the north-western corner of the site by only 910mm. Erected on the property is a double storey dwelling house, a single car carport, a swimming pool and a garden shed.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located zoned R2 Low Density Residential. Under this Category, the proposed use is permissible with consent.

The proposal consists of demolishing and removing the rear asbestos clad garage and garden shed, removing the existing single car carport and driveway and replacing with a new double tandem carport and associated driveway along with a new covered roof over the existing entry to the house.

The proposed changes have been designed to comply with Councils controls. The proposed carport is under the Council's 8.5m building height limit and is within the side boundary envelope control of 4m and 45°. The front post supports of the carport are located a minimum of 7.28m off the front boundary and it is well outside the 6m rear setback requirement.

The side boundary setback however is only 120mm. While this is within the required 900mm the existing carport currently sits hard on the boundary and to allow for sufficient space for two cars to park off the street behind the front building line the carport cannot sit any further off the boundary. The removal to the existing rear unusable garage which is clad in asbestos will allow for much needed rear landscape space. As such Council's consideration of this non-compliance is sought. It is felt that the introduction of more than 80 sq.m of additional soft landscaping to the rear yard far outweighs the side boundary non-compliance.

The proposal will result in a landscape space of 325.80m² or 46.4%. This is over the required 40%. This is achieved by removing the existing strip driveway that leads to the current unusable rear garage, the rear garage and garden shed and providing further landscape space to the rear yard.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

Existing vehicular and pedestrian access to and from the subject site via a driveway off Evelyn Place. This will remain for proposed access to and from the subject site. The existing driveway will be removed and a new driveway connecting directly to the proposed carport will be provided.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The proposed carport is single storey in nature, replacing an existing carport in a similar location and will generally be obscured by the boundary fencing.

Acoustic privacy:

The proposed carport will not affect acoustic privacy as it is simply replacing an existing carport.

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. There are no significant views of note for the proposal to affect.

Overshadowing:

The introduction of the proposed carport and the removal of the rear garage and garden shed will have no effect on overshadowing of adjoining properties and their private open spaces.

5. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

6. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

7. Known Risks

The subject site is located in the low/medium flood risk planning precinct. As such a flood report accompanies this application.

8. Waste management

Existing council waste collection will remain in place for the subject site.

9. Conclusion

Having regard for all of the above, we believe that this development will not have any adverse effect on the built or natural environment, and therefore Council's favorable consideration is sought.

Statement of Environmental Effects Checklist for Buildings Class 1 and 10

| | Proposed | Compliance with Planning Controls? Y/N | Additional Comments |
|--|----------------------|---|-----------------------|
| Site area m ² | 702.4m ² | Y | |
| Housing Density dwelling/m ² | 1/600m ² | Y | |
| Max ceiling height above natural ground level | 5.9m | Y | Existing dwelling |
| Impervious area m ² | 332.99m ² | Y | |
| Maximum building height m | 7.8m | Y | Existing dwelling |
| Front building setback m | 7.28m | Y | |
| Rear building setback m | 5.7m | N | Existing Deck |
| Minimum side boundary setback | 120mm | N | Greater than existing |
| Building envelope | 4m + 45° | Y | |
| Private open space m ² | 125m ² | Y | |
| % of landscape open space % | 46.4% | Y | |
| Maximum cut into ground m | 0.3m | Y | |
| Maximum depth of fill m | 0.2m | Y | |
| Number of car spaces provided | 2 | Y | |
| <p><i>Where a Clause 4.6 variation is sought, substantive reasons are to be provided justifying why the Built Form Control cannot be complied with and the impact on the general principles of Warringah Local Environmental Plan 2011</i></p> | | | |

SITE PHOTOGRAPHS



Existing carport to be removed