

Statement of Environmental Effects (SEE)

Date: April 23, 2022

Owners: Mr. & Mrs. Calder

Subject Property: 15 Michele Road, Cromer
Lot 12, DP 30093

1. Site suitability

The subject site known as 15 Michele Road is located on the eastern side of a small cul-de-sac in Cromer. The site is of an irregular shape having three boundaries that are straight whilst the front boundary curves inwards following the angle to the street, the site is 689.0m² in size being an average size block within Northern Beaches council. The block has a frontage of 20.38m along Michele Road following the curve of the cul-de-sac. The southern side boundary is 43.665m, the northern side boundary is 36.47m with the eastern boundary being 17.97m all being squared to each other however, the western boundary is angled in two parts one being 8.41m and the other being slightly larger at 11.96m. The site slopes only slightly towards Michele Road from the back north-eastern corner of the site down to the south-western corner of the site by approximately 1.6m. Erected on the site is a single storey dwelling, attached carport, a weatherboard studio to the northern boundary set-back and two garden sheds.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape and be in accordance with the aims and objectives of the WLEP2011 and the WDCP2011.

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 WLEP2011. Under this Category, the proposed use is permissible with consent.

The proposed works is for alterations to the existing front entry, with a new covered balcony over that extends over and replaces the existing flat roof of the carport. The proposed development also extends to the rear yard where a near level section of decking is to be included allowing for additional "recreational" space.

The front entry is of minimal environmental impact moving slightly forward of the existing wall but within council setbacks. New windows are proposed along the front façade to replace existing ones which have deteriorated significantly. The proposed decking to the front is within the existing footprint, however, will now have a solid roof structure over to allow for all weather entry to the home. By adding this a small exterior recreational space at the front is proposed which provides the occupants with access to afternoon sun.

The proposed replacement of the carport roof and moving it forward in line with the front façade, whilst not wholly complying to council controls does not impact on any neighbouring properties amenities with it low heights and the sun movement being of none-low impact.

The proposed works include replacement of the existing tiled roof in new metal roof sheeting, this will provide with a more aesthetically pleasing streetscape and allow for replacement of a roof in slight disrepair.

The proposed changes have been designed to comply with Councils WDCP2011 controls. All heights, envelopes and setback to the existing dwelling remain unchanged as there are no increases to the side building envelopes. The proposed carport is to be located 6.51m from the street frontage, but only 725mm off the northern side boundary. While this is under the 0.9m required setback we seek Councils favorable consideration to this non-compliance for the following reasons:

1. The carport is open on two full sides and one that is attached to the dwelling is mainly open.
2. The proposed carport would allow for more off-street parking, reducing the number of cars being parked with in a quiet cul-de-sac.
3. The adjoining property to the north will not be impacted as the Sun direction does not allow for any solar losses to this property. In addition, the existing carport is already encroaching on the boundary setback.

The proposal will result in a landscape space of 276.15m² or 40%, which complies with the requirements of the DCP of 40%. The site allows for 116.71m² of private open space and as such the proposal fully complies with Part D1 of WDCP in this regard.

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

4. Access and traffic

Existing access to and from the subject site is via a driveway off Michele Road. This access will remain under the proposal with an additional car space provided to the reconfigured carport is proposed.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development. All these aspects comply with Part C2 of WDCP2011.

5. 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 proposal is of a low height carport with an addition to the front entry and is therefore of minimal impact to neighboring properties. The screening to the front of deck allows for light absorption while restricting views into neighboring properties.

Acoustic privacy:

The proposed alterations and additions will not affect acoustic privacy as the residence remains a single-family dwelling.

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed alterations and additions do not take away any significant views afforded by surrounding dwellings.

Overshadowing:

The proposed changes do not affect the sunlight to any adjoining properties as the proposed carport and front addition are single storey in nature and no major additional bulk or scale is to be added to the existing dwelling.

6. 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.

7. Soil and water

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

8. Energy efficiency

A BASIX Certificate accompanies this application.

9. Known Risks

The site is of minimal risk being a fairly level block and not within any major impact area. The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area or near any wildlife corridors, is not on bushfire prone land and is not within 2m of Council storm water pits and pipes.

10. Waste management

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

11. 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, is in accordance with the aims and objectives of WLEP2011 and WDCP2011, 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	689.90m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	4.95m	Y	
Impervious area m ²	367.67m ²	Y	
Maximum building height m	5.2m	Y	
Front building setback m	6.5m	Y	
Rear building setback m	9.6m	Y	
Minimum side boundary setback	725mm	N	Carport
Building envelope	N/A	-	Existing not changing
Private open space m ²	116.71m ²	Y	
% of landscape open space %	40%	Y	
Maximum cut into ground m	0.3m	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	

Site Photos



View of subject site from Michele Rd



Property to Northern boundary No. 14 Michele Rd



View of Property to Southern Boundary No. 16



View within front boundary of subject site



View of the existing dwelling from the rear



View of existing Deck to rear yard