

Statement of Environmental Effects (SEE)

Date: May 29, 2020
Owners: Ms. Deborah Cooper
Subject Property: 22 Coora Avenue, BELROSE
Lot 4, DP 227151

1. Site suitability

The site is located on the western side of Coora Avenue, Belrose. The subject site is an irregular shaped block with an area of 697.3m². It is a corner block with a street frontage to both Coora Avenue and Marina Place. The frontage across Coora Avenue measures a total of 30.965m (over 3 segments) and the frontage to Marina Place is 17.52m. The remaining two boundaries are 27.435m to the west and 28.83m to the north. The site slopes from the south-eastern corner of the site to the north-western corner of the site away from Coora Avenue and Marina Place by around 1.6m. Erected on the site is a single and two storey dwelling house and an outdoor covered entertaining area.

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 erecting a carport in front of the existing residence off Marina Place, a new two tiered covered deck to the rear, a swimming pool and some internal changes to the existing ground floor located around the kitchen.

The proposed changes have generally been designed to comply with Council's controls. The rear decking and kitchen extension are well under the Council's 8.5m building height limit and within the side boundary envelope controls of 4m and 45° and they comply with the 900mm side boundary, 6.5m front and 6m rear setback controls. The swimming pool also complies as it is located to the rear of the property, it is 1.4m off one boundary and 2.6m off the other to the water line and is clear of any trees. The carport off Marina Place however is closer to the street than the required 3.5m (secondary street frontage) at 2.75m. We seek Council's favourable consideration on this non-compliance for the following reasons:

1. The existing garage off Coora Place is virtually inaccessible. The steep slope of the driveway does not allow for the Owners car to safely navigate a car into.
2. The Owners currently park their car on the existing hard surface area off the secondary driveway from Marina Place. We are asking to simply cover this area to protect the Owners car.
3. There is no other portion of the site available to provide for covered off street parking.

The proposal will result in a landscape space of 306.61m² or 43.9% and have 150m² of private open space directly off the living space. As such the proposal fully complies with these aspects of the Council's DCP.

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 Coora Avenue and a secondary driveway off Marina Place. While this will remain a new driveway to access the proposed new carport is required off Marina Place. The Owner has a current approval for a new layback dated 20/10/2014 Application SL2014/0251 that was never acted on that they will now construct.

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

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 carport to the street frontage does not have a negative effect on visual privacy of adjoining properties nor does the proposed rear covered deck and swimming pool as new raised boundary fencing and screen fencing to the deck are proposed.

Acoustic privacy:

Acoustic privacy will not be affected by the carport placement as it is replacing an existing hard stand area. The proposed rear deck will have a privacy screen to its nearest neighbour and the swimming pool will be screened along the fence with planting.

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed alterations and additions are single storey in nature and as such will not affect views in any way.

Overshadowing:

As the proposed structures are single storey in nature they will not have any effect on the adjoining properties at all with respect to overshadowing.

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. Known Risks

The site is in the following zones:

1. Landslip A- slope less than 5 degrees. The proposed alterations and additions will have no effect on landslip.
2. Low Risk Flood Planning Precinct- A Flood Impact report accompanies this application.
3. Councils Stormwater pipe runs along the northern boundary of the property and into the property to the north. A current Easement has been created on the site for this. The proposal does not encroach into this easement.

The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area or a Bushfire Zone and is not near any wildlife corridors.

9. Waste management

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

10. 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	697.3m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	3.9m (existing)	Y	
Impervious area m ²	337.91m ²	Y	
Maximum building height m	5.1m (existing)	Y	
Front building setback m	9.145m house 2.75m carport	Y N	See above
Rear building setback m	N/A		
Minimum side boundary setback	916mm	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	150m ²	Y	
% of landscape open space %	43.9%	Y	
Maximum cut into ground m	1.8m (pool)	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	

Site Photos



View of subject site from Marina Place



View from along Coora Avenue



Rear yard looking at outdoor structure to be demolished



View looking where the covered deck/kitchen extension is proposed



Adjoining neighbour to the north No. 20 Coora Avenue



View of rear yard where pool is proposed