

Statement of Environmental Effects (SEE)

Date: November 27, 2024

Owners: Ms. Rigney-Hain

Subject Property: 7 Elm Avenue, Belrose 2086
Lot 6 DP 240752

1. Site suitability

The subject site known as 7 Elm Avenue is a relatively level block with a single access driveway via Elm Avenue. The current dwelling is centrally located on the site with a single-entry driveway leading to a tandem two car garage. The site has minimal slope from the south-eastern corner of the site down to the north-western corner of the block by 1.92m. The side boundary facing north is 33.84m while the south boundary is 32.545m. The rear boundary facing west is 20.42m while the boundary to the east being the front boundary faces onto Elm Avenue has two portions- one of 15.505m and one of 6.95m. The adjoining property to the north is a single-storey residence that sits slightly below the subject property. To the south of the property is a vacant lot and to the west is No.3 Calool Crescent which is a single storey residence.

We believe the proposed granny flat has 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 WarringahDCP.

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 which are subject to a submitted BIC Application (BC2024/0293) requires approval "For Use" of the conversion of the existing garage into a granny flat. This granny flat comprises a bedroom, bathroom, living area and kitchenette. The existing garage door has been replaced with a door set with two side windows, the living room has a sliding door leading into a small rear yard and a window was added into the kitchen area and bathroom area.

The proposed granny flat has been designed to comply with Councils WDCP controls. The existing external finishes have not been changed and the existing building footprint has not been added to and as such it will have no detrimental effect to its surrounding neighbour's or impact to their amenity. The front boundary setback to the existing converted structure is 13.812m and the rear setback is 7.77m which are both in compliance with Council's codes. The side boundary setback to the existing structure is 0.815m. While this does not comply with a required 0.9m setback it is an existing wall and as such Council's favourable consideration is sought for this non-compliance.

The proposal will result in 320.16m² or 44.7% of landscaped space being above the 40% minimum landscape requirements and is therefore compliant to council controls. The site allows for 120m² of private open space for the main residence and 30m² for the granny flat and as such complies with the minimum DCP requirement.

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 single-entry driveway off Elm Avenue. This access will remain in the same location under the proposal with an existing driveway allowing for off-street parking.

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.

Acoustic privacy:

The proposed granny flat will not affect acoustic privacy as the outdoor areas sit behind a 1.8m boundary fence and a privacy screen to the street will prevent sound from travelling.

Views:

The proposed development will not impact any adjoining property views with the bushland setting being unobstructed. No views will be impacted.

Overshadowing:

The proposed works are for the conversion of an existing single storey structure and as such there will be no impact to the surrounding properties and within the subject site with regard 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 residential dwelling.

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

We have studied the subject site and have determined the following potential risks to the site. The subject site is located within Warringah LEP2011- Land zoned R2 Low Density residential. It falls in Land Slip Risk Map- Area A and Landscaped Open Space and Bushland Setting 40% of the site. It is in WLEP - Medium Risk Flood Planning Precinct. The floor level of the granny flat is above the required 1 in 100 year flood freeboard level. No other known risks are associated with the subject site.

10. Waste management

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

11. Conclusion

Having regard for all the above mentioned, 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 WDCP, 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	715.9m ²	Y	Unchanged
Housing Density dwelling/m ²	1/600m ²	Y	Unchanged
Max ceiling height above natural ground level	3.4m	Y	
Impervious area m ²	345.04m ²	Y	
Maximum building height m	4.9m	Y	
Front building setback m	12.5m	Y	
Rear building setback m	7.77m	Y	
Minimum side boundary setback	0.815m	N	Existing structure
Building envelope	4m at 45°	Y	
Private open space m ²	150m ²	Y	
% of landscape open space %	320.16m ² or 44.7%	Y	
Maximum cut into ground m	0	Y	
Maximum depth of fill m	0	Y	
Number of car spaces provided	2	Y	

Site Photos



Aerial view of 7 Elm Avenue and its surrounds



Subject property from the street located at 7 Elm Avenue, Belrose



Rear of the granny flat