

Statement of Environmental Effects (SEE)

Date: June 17, 2022

Owners: Mr. and Mrs. Flynn

Subject Property: 8 Chatham Close, Belrose NSW 2085
Lot 12, DP 238220

1. Site suitability

The subject site is located on the southern side of a small cul-de-sac known as Chatham Close, Belrose. The subject site is an irregular in shape with a wedge forming towards the street, there is a slight curve to the North-eastern boundary due to the properties position within the cul-de-sac. The subject site has an overall area of 698.3m². The frontage of the property is 9.84m with 2 arc's extending out at 6.985m in total. The eastern boundary fans out towards the South-eastern corner at a length of 31.825m. The two remaining boundaries are perpendicular to each other with the rear Southern boundary being 30.48m and the Western side boundary being 30.48m in length. The site has a gradual slope from the South-eastern corner across the site towards the North-Western corner of Chatham Close at approximately 2.6m. Currently erected on the site is a one and two storey double brick 4 bedroom plus study dwelling.

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 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 proposal consists of the following:

Ground floor- The proposal seeks to remove the existing driveway and garden bed retaining walls to the front of the property, by doing so a new driveway will be introduced allowing for better access into a new double garage. To the eastern side of this driveway a new landscaped pedestrian path has been designed providing a clear entry path to a new lower entry into the home. Currently the first floor allows for entry to the property which is difficult to access and is not visible to the street, the proposal seeks to move the front entry to ground floor by removing the front porch and exterior foundational walls and rebuilding a new front entry way. Located within this structure is an entry hall, coming off this will be a mudroom and internal access to the proposed double garage.

The ground floor layout is to be altered allowing for two bedrooms and a tv room along the western side boundary, as well as a pool room in the centre of the property. The current layout has a spiral staircase which is in disrepair, to the rear of the property new stairs are proposed providing a safer path to the first floor.

First floor- small modifications to the first floor have been proposed to allow for a better internal flow throughout. To the front of the property, above the ground level garage a new roof top garden is proposed. Along the western boundary privacy screening has been introduced to allow both the occupants and the adjoining properties privacy. A new terrace centrally located is to replace the existing front entry allowing for private open space at first floor level. This terrace comes directly off the existing living and dining room allowing for better indoor/outdoor connectivity. As the proposed staircase comes up through the existing rumpus new walls have been proposed to close in this room and turn it into an office space for the occupants.

The kitchen is to be modified to allow for a new pantry and a more user-friendly kitchen layout. To the main bedroom a larger walk-in robe is to be provided allowing for better storage. Bedrooms 2 and 3 will have slight modifications to their entry points and wardrobes however minimal work is proposed here. To the rear South-Eastern corner, the existing balcony is to be enclosed allowing the laundry to benefit from a bigger footprint as the existing laundry has minimal storage and does not provide a functional space for the occupants.

The proposed changes have been designed to comply with Councils WDCP2011 controls. The proposal is under the Council's 8.5m building height limit and does not break through the side boundary envelope controls of 4m and 45°, and therefore does not impose significant view losses or affect neighboring properties amenities.

The side setbacks remain the same and are further away than the required 900mm. The rear boundary setback at 4.6m, while not complying is existing. By enclosing the existing balcony, we are not altering the distance from the rear setback or proposing additional shadowing at this point as there is an existing roof over this space, we are simply proposing to add walls to enclose the balcony. The proposal seeks to include a new double garage set forward of the front entry, and while this is non-compliant to council controls the overall setback is still behind the allowable 6.5m control at 7.73m and under 50% of the building frontage. This allows for minimal impact to neighboring properties with little increase to shadowing and minimal disturbance to privacy or noise.

While the proposal does not allow for the 40% landscape ratio the existing property currently sits at 38.4% while the proposed works will increase this to 38.7% or 270.50m². While this proposal does not comply with the WDCP of 40% the proposal has allowed for a landscaped rooftop terrace which will increase the green space on the site to well over 40%.

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 Chatham Close. While the access point will remain the same a new driveway is proposed to allow for better access into the new double garage. A new landscaped path will be located adjacent to this allowing for safer and more visible entry to the home. Currently there is access for two cars side by side into the garage. The proposal does not apply to increase or decrease this number of parking spaces.

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 proposed works to the first-floor roof top garden is to create additional outdoor recreational space at first floor level. While this will continue to add to the outdoor private open space it will not add any significant impact to adjoining properties as privacy screens are proposed and there is minimal additional overshadowing.

Acoustic privacy:

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

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. There are no current views from the subject property or adjoining properties that will be lost or altered, the property faces towards the cul-de-sac and while the proposal seeks to include a new first floor roof top garden it is enclosed in a way that protects visibility within as well as to neighboring properties.

Overshadowing:

The proposed addition of the ground floor double garage with roof top garden has minimal increase on overshadowing to neighboring properties most notably No.9 as this proposal is along their shared boundary. While the proposal seeks to move the existing garage forward from its current location the additional shadows that will be cast onto No.9 will only impact on their existing garage which has one small window. The additional shadow is only cast at 9am with the sun's direction allowing for it to be gone by 12pm.

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 two-storey 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. Low Risk /Medium Risk Flood- a Flood Report accompanies this application.

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.

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	698.3m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	5.7m	Y	
Impervious area m ²	427.80m ²	Y	
Maximum building height m	7.1m	Y	
Front building setback m	7.73m	Y	
Rear building setback m	4.6m	N	Existing
Minimum side boundary setback	1.10m	Y	
Building envelope	4m + 45°	Y	
Private open space m ²	70.74m ²	Y	
% of landscape open space %	38.7%	N	See notes
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 inside the front boundary



View off the subject site from Chatham Close



View of the existing garage



View of the existing swimming pool to the rear



View of adjoining property to the West known as No.9 Chatham Close



View of adjoining property to the East known as No.7 Chatham Close



Aerial shot of No.8 Chatham Close