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STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Conversion of existing sleep out and bathroom to Granny Flat / Secondary Dwelling

24 Lentara Road, Umina Beach NSW 2257

Prepared for:

Owner: Jet James

Proposal:

Conversion and extension of an existing outbuilding to a secondary dwelling

Date:

22 Jun 2026

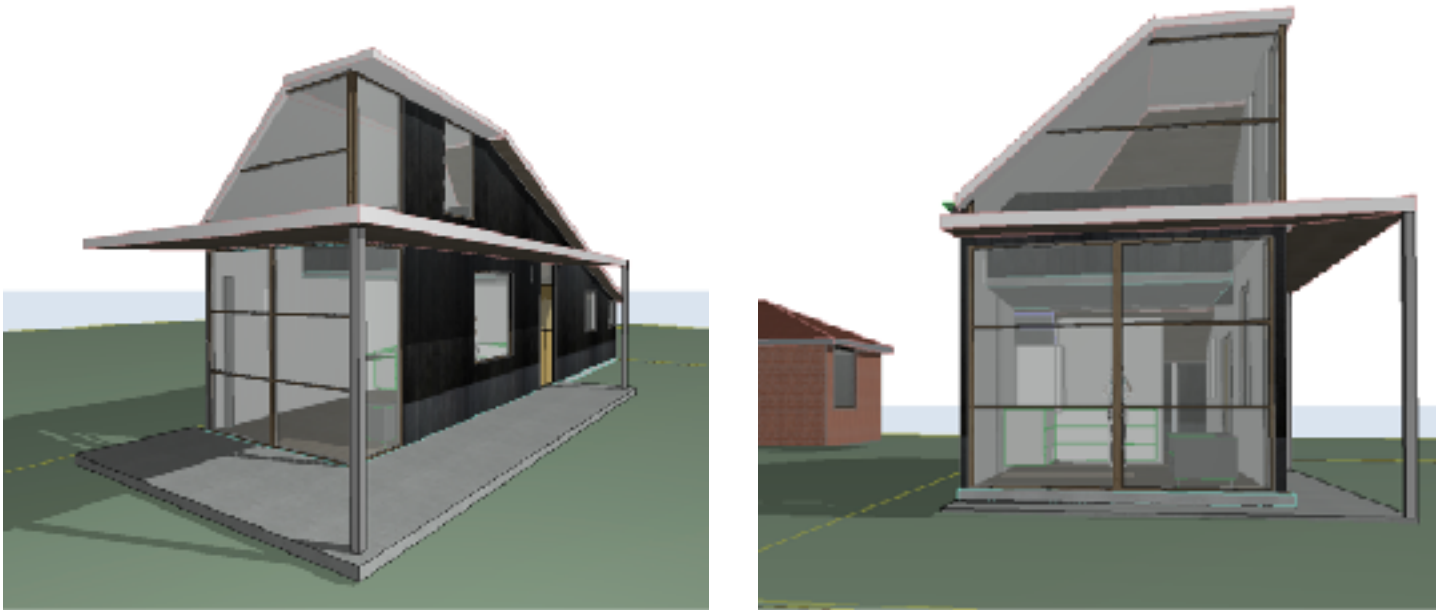
Prepared by:

Site Studio Architecture

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1. Introduction

This Statement of Environmental Effects has been prepared in support of a Development Application for the conversion and extension of an existing sleep out comprising a bedroom . Bathroom and storage to a secondary dwelling at 24 Lentara Road, Umina Beach NSW 2257.

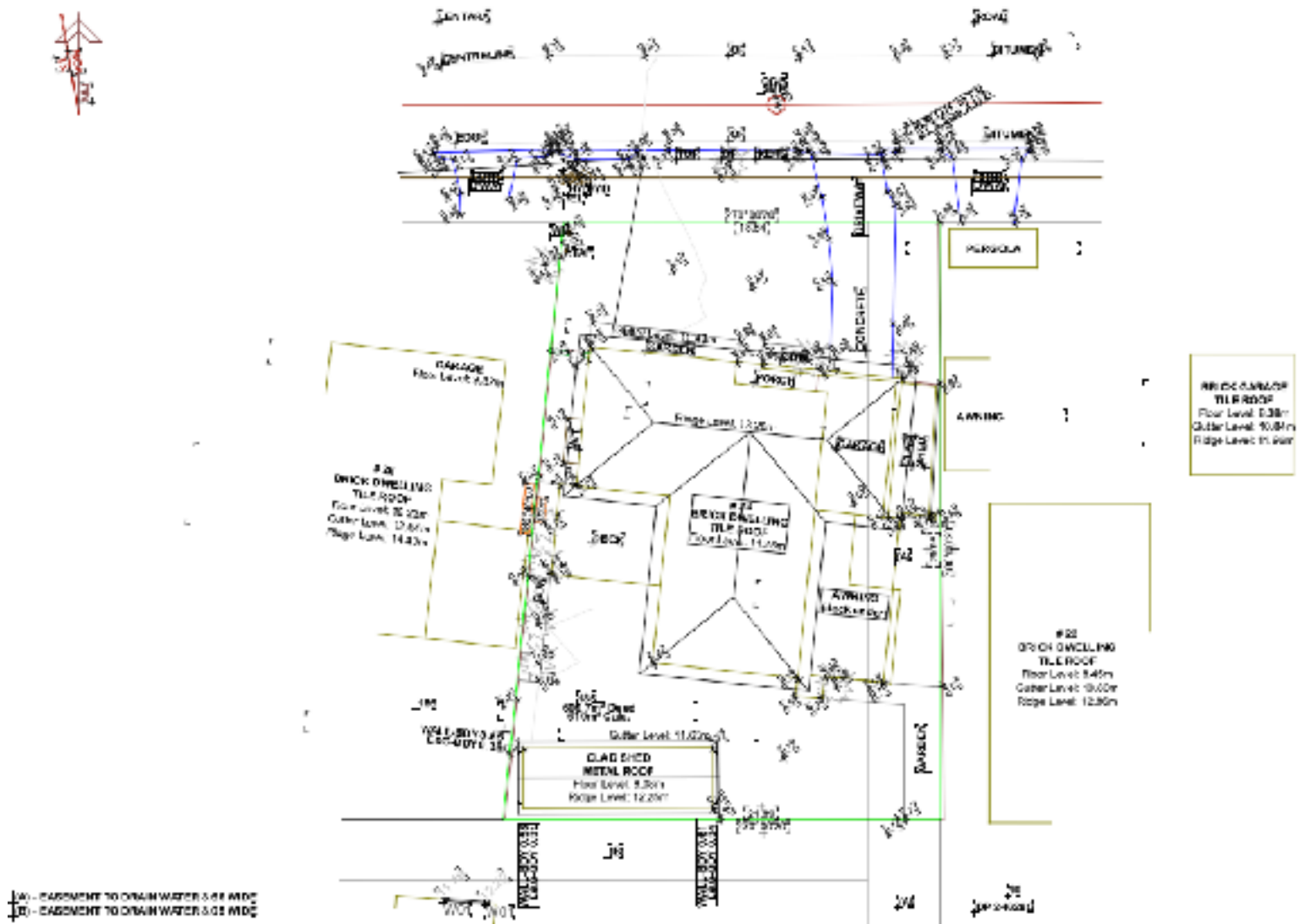
The development is modest in scale and consistent with the low density residential character of the locality.

This report assesses the proposal against the Central Coast Local Environmental Plan 2022, the Central Coast Development Control Plan 2022, and Section 4.15 of the Environmental Planning and Assessment Act 1979. Central Coast Council LEP Maps have been used to check the planning provisions referenced in this report.

It should be noted that the existing sleep out, labelled clad shed on the survey below has a lined and air-conditioned bedroom with an ensuite, where the grandparents stay. This proposal is an upgrade to formalise the existing ‘granny flat’ into a secondary dwelling.

The South boundary of 24 Lentara, subject land, is also the side boundary of its adjacent neighbour whose house fronts to Coorong Close, which is at right angle to Lentara Street. This easementally means that from the reference of no 24 ’s neighbours the South Boundary could be treated as a side boundary as the regulations are aimed at minimising impact on the neighbours and environment.

2. Site Description



Survey of 24 Lentara Road

The subject site is an established residential allotment located at **24 Lentara Road, Umina Beach NSW 2257**, with a site area of **600.7m²**.

The site contains:

- an existing dwelling house (**158.3m² GFA**)
- Carport and garden sheds
- an existing sleep-out proposed for conversion

The site is affected by:

- **Acid Sulfate Soils – Class 5**, which does not typically constrain minor residential development as there is no substantial excavation .

A **3 metre wide easement** runs along the southern (rear) boundary, providing additional separation between development on adjoining land. The house adjoining that boundary fronts to Corrong Close so this constitutes their side boundary. Therefore contextually, the subject site has three side boundaries as far as the neighbours are concerned.

The surrounding locality comprises low density residential development.

3. Proposed Development

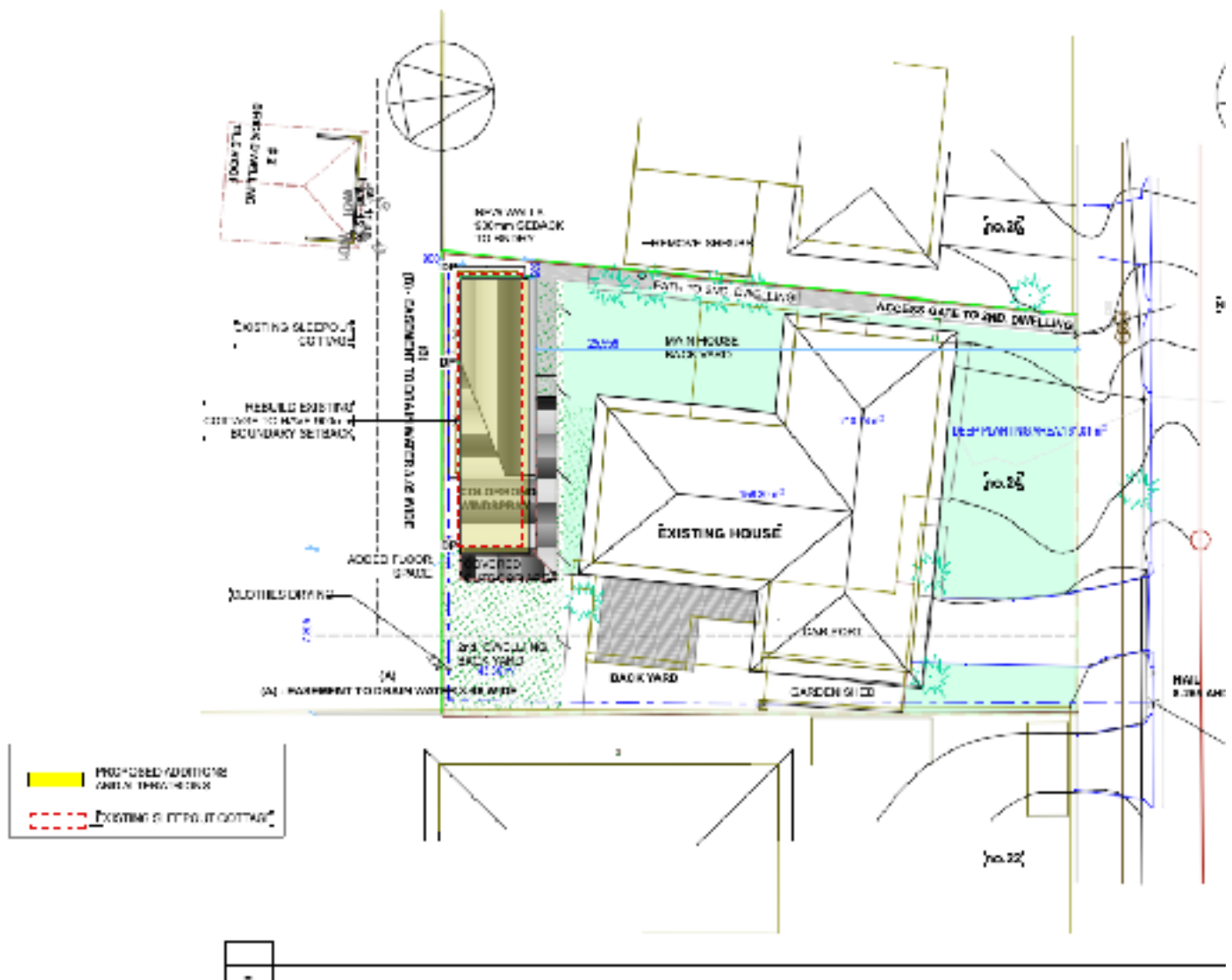
The proposal involves:

- conversion of an existing outbuilding (**28.7m²**)
- a **20m² extension**
- resulting in a **secondary dwelling of 49.6m² GFA**

The principal dwelling has a GFA of **158.3m²**, resulting in a **total site GFA of 207.9m²**.

The secondary dwelling is:

- detached and self-contained
- single storey
- subordinate to the principal dwelling



4. Statutory Planning Framework

The proposal is assessed against:

- Central Coast Local Environmental Plan 2022
- Central Coast Development Control Plan 2022
- Environmental Planning and Assessment Act 1979

5. Assessment Against Central Coast Local Environmental Plan 2022

5.1 Zoning and Land Use Controls

The proposal is consistent with the constraints and objectives of the R2 Low Density Residential zone.

5.2 Built Form and Density

Total GFA: **207.9m²**

Site Area: **600.7m²**

FSR = 207.9 ÷ 600.7 = 0.346:1

Maximum permitted FSR: **0.5:1**

The proposal is well within allowable density limits and maintains appropriate site development intensity. The traisted roof skillion to incorporate the mezzanine 2nd bedroom has been carefully positioned to minimise and avoid any overshadowing of the property to rear.

5.3 LEP Compliance Summary

Control	Requirement	Proposal	Compliance
Zone	R2	Secondary dwelling	Complies
FSR	0.5:1 max	0.346:1	Complies
Height	8.5m	Single storey	Complies
Lot Size	550m ²	600.7m ²	Complies
Secondary Dwelling Size	≤ 60m ²	49.6m ²	Complies
Acid Sulfate Soils	Class 5	No constraint	Complies

6. Assessment Against Central Coast Development Control Plan 2022

6.1 Chapter 2.1 Controls

6.1.1 Streetscape

The proposal remains visually subordinate and is not visible from the street.

6.1.2 Setbacks

The Proposed setbacks are as follows:

- Front: **25.4m**
- West Side: **900mm**
- East Side :**900mm**
- South Side (Rear) : **900mm**

A 3m rear setback is required by the Development Control plan, however the boundary deemed as rear at no 24 Lentara is the side boundary of our rear neighbour whose frontage is on Rear variation is acceptable due to the 3m easement for drainage. This means that no building can ever be built along the neighbour's side boundary (our rear boundary) as the drainage easement prevents it.\, giving ~3.9m effective separation. Between the proposed and the house next door. This satisfies the objectives of clause 6.1.2

6.1.3 Height and Scale

Single storey, 49.6m² — the proposed conversion design lowers the wall eave height at the corner of the allotment , thereby improving the

6.1.4 Site Coverage

Total GFA: **207.9m²** → FSR **0.346:1** (well below limit).

6.1.5 Landscaped Area

Adequate landscaping retained. The minimum allowed areas for the secondary dwelling landscaped area are adhered to at 44.39sqm.

6.1.6 Principal Private Open Space

Minimum **24m²** is exceeded with the proposed Private open area measuring 43.4sqm.

6.1.7 Secondary Private Open Space

Minimum **16m²**, compliant.

6.1.8 Solar Access

No adverse impacts. The shadow diagrams show how the proposed allows marginally more sunlight to reach the windows in the house to the South of the proposed due to the marginally lower eaves on the modified proposed structure.

6.1.9 Privacy

No overlooking impacts.

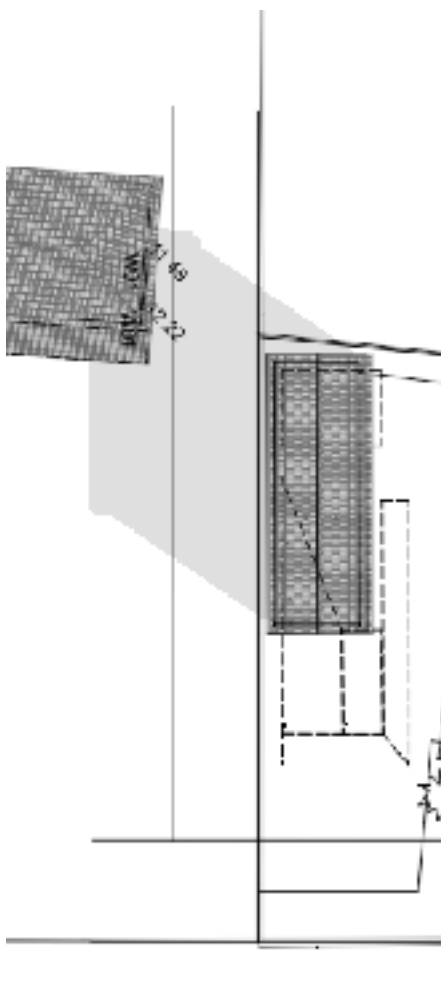
6.1.10 Parking

Adequate provision maintained.

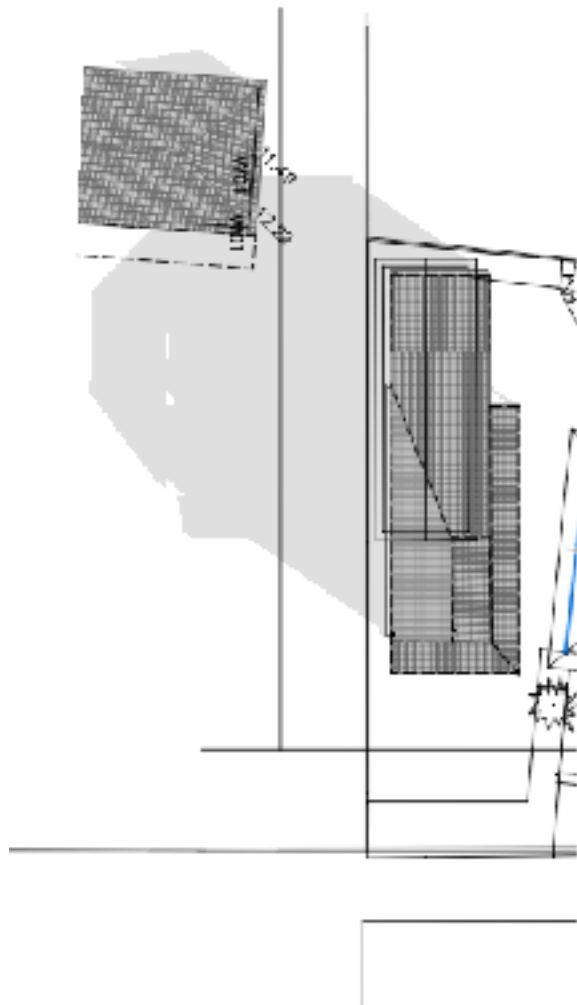
6.1.11 Solar Access and Overshadowing

The alterations will allow more sun on a winter morning than previously because the structure will be slightly further from the boundary and will have 400mm lower eaves than the current structure at the South West corner . This has a direct effect on the rear neighbours window which was previously shaded by the existing sleep-out building.

EXISTING SHADOW JUNE 21ST 9am



PROPOSED SHADOW JUNE 21ST 9am



6.2 DCP Compliance Table

Control	Requirement	Proposal	Compliance
Setbacks	Rear 3m Side 900mm	Rear 900mm setback variation justified by 3m easement along rear boundary and existence of approved structure 660mm from rear. Side - 900mm	Complies Site has three side boundaries governed by neighbouring allotments
Height	8.5m max	Single storey	Complies
Density	0.5 FSR	0.346	Complies
Secondary Dwelling Size	≤ 60m ²	49.6m ²	Complies
POS (Primary)	24m ²	49.59m ²	Complies
POS (Secondary)	16m ²	36.77m ²	Complies
Privacy	Maintain	No impacts	Complies
Solar	Maintain	No impacts and better	Complies

7. Assessment Under Section 4.15

7.1 Impacts

No adverse impacts. Rear setback variation acceptable due to 3m wide easement for drainage along the same boundary. 24 Lentara does not really have a rear boundary because, the Southern Boundary is the Southern neighbours SIDE boundary is the South Boundary, that house fronting is no. 2 Corrong Close. Reinforced by the 3m easement, the rear being interpreted as a side boundary in this context makes it acceptable and within the DCP regulations to have the structure at 900mm setback from the South boundary.

7.2 Suitability Site suitable (600.7m², R2 zoning, compliant controls).

7.3 Public Interest Consistent with planning framework and housing objectives.

8. Conclusion

The proposed secondary dwelling at **24 Lentara Road, Umina Beach NSW**:

- is permissible within the **R2 zone**
- achieves an FSR of **0.346:1** (below 0.5 limit)
- provides a compliant secondary dwelling of **49.6m²**
- maintains adequate setbacks and amenity
- appropriately justifies the rear setback variation

The proposal is consistent with the **Central Coast LEP 2022** and **DCP 2022** and is suitable for approval.