

Statement of Environmental Effects

To accompany a Development Application

For permission to:

Construct a Secondary Dwelling
And an Attached Garage

Site Address:

14 Airly Road,
Umina Beach
NSW 2257

LGA:

Central Coast Council

Date:

July 2026

1.0 The Proposed Development

This report has been compiled to support a Development Application for permission to undertake building works at 14 Airly Road, Umina Beach NSW 2257 as per plan No. 252432 prepared by Granny Flat Solutions, Issue H dated July 2026.

The site contains a total area of 520.1m² and is known as Lot 200 in DP 10633. It is situated amongst standard residential blocks with single-storey clad dwellings.

Current site comprises of a free-standing clad residence with a front and rear deck.

The proposed works are as follows:

1. Construct a detached 2-bedroom secondary dwelling with an attached garage facing the rear lane.

The proposed secondary dwelling will be 59.99sqm with a 15.66sqm alfresco & 24.78sqm garage. The proposed development is intended to be used by the owners of the property.

The reason a Development Application is being lodged, as opposed to a Complying Development Certificate, is due to the following non-compliance:

- Part of the site is within an environmentally sensitive zone.

In accordance with the 10.7(2)(5) Planning Certificate, there are no bushfire, flooding nor other environmental implications on the site in any way except for the stated point above. The zoning permits such use.

2.0 Statutory Objectives

Site Suitability

The site has a R2 Low Density Residential Zoning under the Central Coast Council Local Environmental Plan 2022 & Development Control Plan 2022. It is amongst a variety of single to two storey residential homes. This zoning permits secondary dwellings.

All works comply with the Central Coast Local Environmental Plan 2022, Central Coast Development Control Plan as per the table below:

CONTROL	PERMISSIBLE	PROPOSED	COMPLIES
Min. Lot Size	450 ²	520.1m ²	Yes
Lot Width	12m at building line	12.19m	Yes
Site Coverage	50%	46.26%	Yes
Total Floor	330 ²	189.42m ²	Yes
Granny Flat Area	60m ²	59.99m ²	Yes
Building Height	8.5m	3.955m	Yes
Rear setback to laneway (Outbuildings)	○ 0 (Zero) for 50% of the length of that boundary and	0.5m	Yes
Rear setback (Secondary Dwelling)	○ For single storey development - 0.9 m for a maximum width 50% of the length of the rear boundary and ○ For any part of the building with a height of up to 4.5m - 3m ○ For any part of the building with a height greater than 4.5m – 6m	4.91m	Yes
Side Setbacks	○ 0 (Zero) to one side only for a maximum length of 10m and ○ for any part of the building with a height of up to 4.5m—0.9m, and ○ for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	1.46m	Yes

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Height of Building-

The maximum height of the proposed secondary dwelling ridge is 3.955m, which is below the 8.5m height permissible.

Landscaped Area-

Even with the existing house and proposed secondary dwelling and attached garage, the site will still maintain at least 49.92% of soft landscaped areas.

Previous and Past Uses-

The site has always been, and will most likely remain a residential zone, and will only permit residential use.

Operation and Management-

Not applicable to this application

General Accessibility-

There is still ample access to the granny flat from the side of the existing house and from the street and lane.

Access and Traffic-

The site already contains ample off-street parking. There will be no impact on the existing traffic. The proposed dwelling and garage would bring the same amount of on-site parking as it previously did as the existing garage is being replaced with a proposed attached garage.

Side Setback-

The proposed side setback of 1.46m exceeds the minimum requirement under the Affordable Rental Housing SEPP and Central Coast DCP.

Privacy, Views and Overshadowing-

The proposal is for a single-storey development only, and will therefore have minimal impact on privacy, views and overshadowing the adjoining properties.

Heritage Conservation-

The subject site is not located within a heritage conservation area and is not a Heritage Listed Item.

Energy Efficiency-

A Basix report has been prepared and lodged with the application.

Services-

The subject site is serviced by town water, electricity, sewer and phone which will cope with the demands of this proposal.

Environmentally Sensitive Land-

A portion of the site is within an environmentally sensitive zone consisting of proximity to coastal wetlands and littoral rainforest buffer area. However, that is only the front portion of the site, the proposed secondary dwelling and attached garage is outside of that zone and will have minimal impact on the above condition.

Furthermore, an absorption trench has been proposed as the stormwater management solution, which would provide effective sediment control, especially in the coastal wetlands and littoral rainforest buffer area.

3.0 Conclusion

The development complies with all the provisions of the Central Coast council's DCP 2022 & Central Coast LEP 2022, therefore is being lodged as a Development Application because of the environmentally sensitive condition relating to coastal wetlands and littoral rainforest area.

The proposed development is quite simple, containing a secondary dwelling and attached garage located towards the rear of the site and will have no impact on the adjoining properties.

The overall proposal will not have an impact on the interest of the neighbourhood.

We ask that council consider this application on its merits.

We look forward to a positive and speedy response.