



PRAGMA

— URBAN PLANNING —

Statement of Environmental Effects

Address: 183 West Street, Umina Beach

Application: 'Modification Application pursuant to 4.55(1A) of the Environmental Planning and Assessment Act 1979'

Proposal: 'minor alterations and additions to the dwellings approved in Development Consent DA/1730/2024'

Pragma Urban Planning Pty Ltd

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Revision: A

Date: December 2025

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Document History

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Introduction

This document has been prepared by Pragma Urban Planning Pty Ltd ('Pragma') for a modification application relating to 183 West Street, Umina Beach. The modification application proposes 'minor alterations and additions to the dwellings approved in Development Consent DA/1730/2024' pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 197 (EP&A Act).

The Site is located within an established residential area characterised by low-rise residential development, in proximity to the Umina Beach Town Centre, and is zoned R1 General Residential under Central Coast Local Environmental Plan 2022 ('CCLEP 2022'). Figures 1–6 illustrate the zoning and surrounding context.

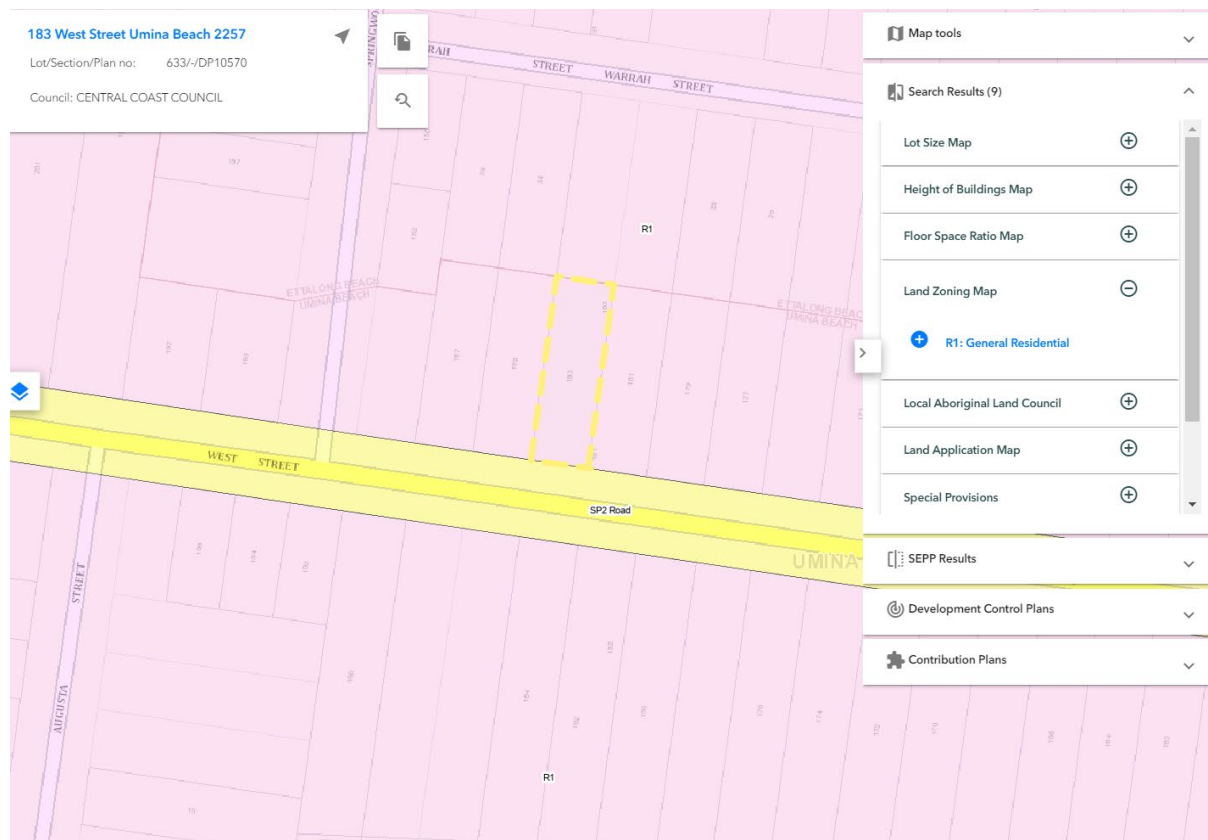


Figure 1. Zoning Map Overlay – R1 General Residential – CCLEP 2022 (Extracted from <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>)

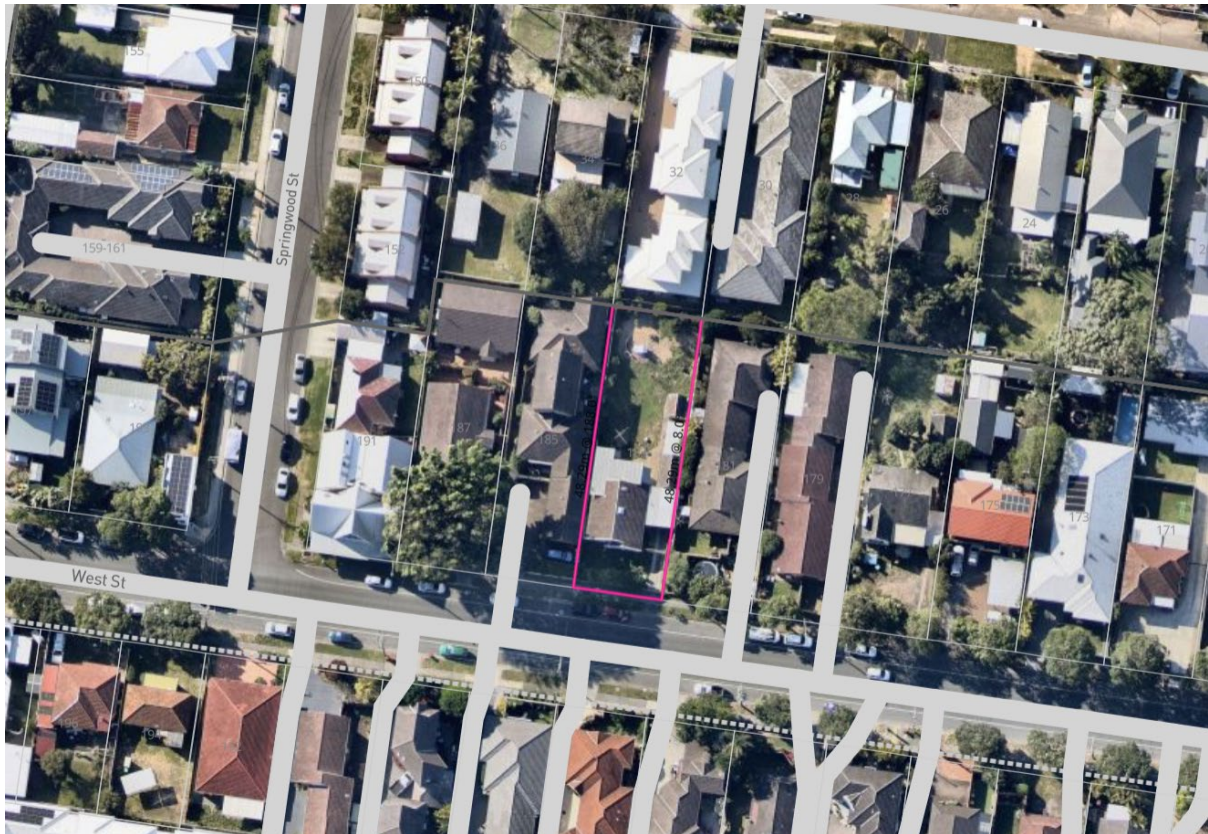


Figure 2. Extract of Near Map Aerial Image of Site (Extracted from <https://app.archistar.ai/find/site/nav>)



Figure 3. Extract of NSW Map of Site (Extracted from <https://maps.six.nsw.gov.au/>)

Site Context

The subject site is known as 183 West Street, Umina Beach and is legally described as Lot 633 in DP 10579 ('the Site'). The Site is a regularly shaped allotment with a south-north orientation and a frontage to West Street. The Site has an area of 730.377 m². The land is relatively flat, with a localised depression on the eastern portion of the Site as shown on the Survey Plan prepared by ENG Land Services. At the time of writing, a single-storey dwelling with a pitched tiled roof, together with a detached carport, garage, pergola and shed, is located on the Site. The front setback is partially obscured by dense vegetation.



Figure 4. Photo of the Site

181 West Street adjoins the Site to the east and contains a single-storey dual occupancy development with a brick façade and tiled roof (Figure 5). The front setback incorporates a landscaped buffer and private open space for the street-facing dwelling.



Figure 5. Photo of 181 West Street

185 West Street adjoins the Site to the west and contains a part single-storey/part two-storey townhouse development comprising three dwellings with a brick façade and tiled roof (Figure 6). The front setback incorporates garaging and dense landscaping.



Figure 6. Photo of 185 West Street

The immediate locality is predominantly characterised by multi-dwelling housing and single dwelling houses, which reflects the R1 zoning under the CCLEP 2022 (see Figure 1).

Application History

Development Application DA/1730/2024 was lodged on 9 December 2024 seeking 'Multi Dwelling Housing Consisting of 3 Townhouses & Demolition of all existing structures' The application was approved on 27 August 2025 as per the below extract of the consent.

Application details

Application Number	DA/1730/2024
Application Location	183 West Street
Application Description	Multi Dwelling Housing Consisting of 3 Townhouses & Demolition of all existing structures
Lodgement Date	9/12/2024
Status	Approved
Responsible Officer	Kate Alberry

Property Details

Address
183 West Street, UMINA BEACH NSW 2257

Name Details

Name Type	Name
Applicant	Design Formation

Decision Details

Decision	Decision Date
Approved	27/08/2025

Proposal

This modification application proposes 'minor alterations and additions to the dwellings approved in Development Consent DA/1730/2024', as per the architectural plans and associated documentation. The Proposed Development seeks the below listed changes:

- The roofs of the back Units 2 and 3 have been altered to skillion roofs that fall toward the rear of the Site.
- Unit 3 proposes a revised internal layout that appears to show that removes the balcony on the first floor and replaces it with an en suite benefiting the Master Bedroom.
- The ground floor patio for Unit 1 patio has been altered to slightly adjusted to be toward the west of the current location
- Works required to facilitate the above listed

This Statement should be read in conjunction with the architectural documentation which form part of the Development Application and detail the different elements of the Proposed Development.

Section 4.55 of the Environmental Planning and Assessment Act 1979 No 203

Matters relating to Section 4.55 of the EP&A Act relating to Development Consent DA/1730/2024 are considered below:

Environmental Planning and Assessment Act 1979 No 203

Current version for 15 August 2025 to date (accessed 21 October 2025 at 9:40)

(1A) Modifications involving minimal environmental impact A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

Comment: The proposed modifications are minor in nature, including the removal of the first-floor balcony, and are intended to improve the functionality and constructability of the dwellings. The works are not anticipated to result in adverse impacts and are therefore likely to be of minimal environmental impact.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment: In our view the proposed modifications will maintain a development substantially the same as that for which consent was originally granted. The changes do not alter the total number of storeys or bedrooms, nor do they alter the presentation of the built form in a manner that would exceed the threshold of this subclause.

(c) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Comment: It is anticipated that Central Coast Council will decide if notification is required and consider any submissions that are received during the notification period.

Subsections (1), (2) and (5) do not apply to such a modification.

Comment: The proposed modification is sought pursuant to subclause (1A).

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

Comment: Matters relating to section 4.15(1) of the EP&A Act are addressed later in this Statement. The proposed modification has been considered having regard to the original Development Consent and the original assessment documentation, to the extent relevant.

(4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.

(5) (Repealed)

Comment: Note.

State Environmental Planning Policy (Sustainable Buildings) 2022

The application has been assessed and is accompanied by BASIX Certificates.

Central Coast Local Environmental Plan 2022

Provisions which may be relevant within CCLEP 2022 controls have been considered below.

Central Coast Local Environmental Plan 2022

Current version for 26 September 2025 to date (accessed 18 December 2025 at 15:56)

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Note. Highlight added.

Comment: The Proposal maintains a 'multi dwelling housing' development on the Site. The Proposal remains consistent with the following zone objectives:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To promote best practice in the design of multi dwelling housing and other similar types of development.

4.3 Height of buildings

(1) The objectives of this clause are as follows—

(a) to establish a maximum height of buildings to enable appropriate development density,

(b) to ensure that the height of buildings is compatible with the character of the locality.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

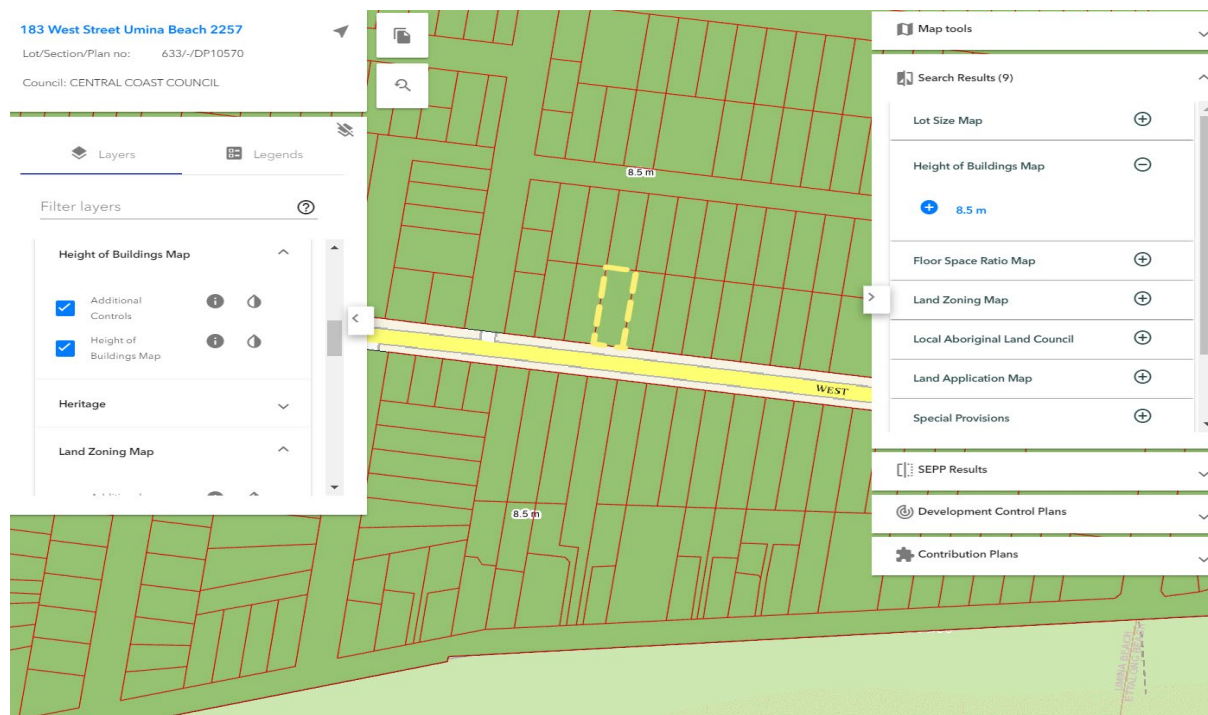


Figure 7. Height Map Overlay Extract from ePlanning Spatial Viewer– 8.5m – CBLEP 2013
(Extracted from <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>)

Comment: The Proposal maintains compliance with the 8.5m height limit.

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

(a) to establish standards for the maximum development density and land use intensity,

(b) to ensure the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located,

- (c) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,
- (d) to facilitate design excellence by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).
- (2A) If a building, or part of a building, is a heritage item, the area comprising the heritage item must not be included in the gross floor area of the building for the purposes of calculating the floor space ratio for the building.



Figure 8. Floor Space Ratio Map Overlay Extract from ePlanning Spatial Viewer – 0.5:1 (CBLEP 2013 (Extracted from <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>))

Comment: The Site is prescribed a FSR of 0.5:1 (see Figure 8), the alterations will result in a gross floor area of 353.47m² (FSR of 0.486:1) as per the calculations prepared by Design Formation Architects.

4.4A Exceptions to floor space ratio—general

- (1) The objectives of this clause are as follows—
 - (a) to encourage the consolidation of smaller lots to—
 - (i) reduce the possibility of fragmented development, and
 - (ii) encourage shared facilities, and
 - (iii) manage traffic movements,
 - (b) to provide incentives for the development of health-related facilities for land identified as “Kanwal Enterprise Zone” on the Floor Space Ratio Map,
 - (c) to promote the provision of affordable housing,
 - (d) to encourage lot consolidation and new development forms in Zone R1 General Residential with car parking below ground level.

(2) The floor space ratio for a building on any land may exceed the ratio shown for the land on the Floor Space Ratio Map by 0.1:1 if—

(a) at least 75% of the dwellings in the building will be used for the purposes of affordable housing, and

(b) the dwellings used for the purposes of affordable housing have a gross floor area of—

(i) for a studio—at least 35m² but no more than 36.75m², and

(ii) for a dwelling with 1 bedroom—at least 50m² but no more than 52.5m², and

(iii) for a dwelling with 2 bedrooms—at least 70m² but no more than 73.5m², and

(iv) for a dwelling with 3 or more bedrooms—at least 95m² but no more than 99.75m².

(3) A maximum floor space ratio of 2:1 applies to buildings on land identified as “Kanwal Enterprise Zone” on the Floor Space Ratio Map if—

(a) the site area is at least 2,000m², and

(b) the building is used for—

(i) the purposes of health services facilities, or

(ii) another land use that is permissible in the zone if the consent authority is satisfied the land use is complementary to health services facilities.

(4) The maximum floor space ratio of a building on land identified as “Area 1” on the Floor Space Ratio Map is—

(a) 0.7:1, if all of the following applies—

(i) the building is to be used for the purposes of a residential flat building or multi dwelling housing,

(ii) all on-site parking is located in the basement of the building,

(iii) the site area is at least 1,000m², or

(b) 0.6:1, if all of the following applies—

(i) the building is to be used for the purposes of a residential flat building or multi dwelling housing,

(ii) all on-site parking is located in the basement of the building,

(iii) the site area is less than 1,000m².

(5) The maximum floor space ratio of a building on land identified as “Area 2” on the Floor Space Ratio Map is—

(a) 0.85:1, if all of the following applies—

(i) the building is to be used for the purposes of a residential flat building or multi dwelling housing,

(ii) all on-site parking is located in the basement of the building,

(iii) the site area is at least 1,000m², or

(b) 0.7:1, if all of the following applies—

(i) the building is to be used for the purposes of a residential flat building or multi dwelling housing,

(ii) all on-site parking is located in the basement of the building,

(iii) the site area is less than 1,000m², or

(c) 0.6:1, if subclause (a) or (b) do not apply to the building.

(6) The maximum floor space ratio of a building on land identified as "The Esplanade" on the Floor Space Ratio Map is 1.75:1 if the site area is at least 3,000m².

cl 4.4A: Am 2023 (402), cl 5(2) (3).

Comment: The Site is identified as being prescribed a floor space ratio 0.5:1 in Area 1 as per Figure 8. The Proposal does not seek a basement and does not have an area of 1000m² and as such the applicable floor space ratio is 0.5:1.

Central Coast Development Control Plan 2022

The proposed works are minor in nature and as such this statement only considers the following relevant provisions of the Central Coast Development Control Plan 2022 (CCDCP 2022') are addressed below.

2.2.5 BUILDING SETBACKS

Comment: The Proposal maintains the minimum building envelope approved in Development Consent DA/1730/2024.

2.2.6 BUILT FORM & ARTICULATION

2.2.6.2 Roof Elements

a Roof design is to respond to the orientation of the site. For example by using eaves and skillion roofs to respond to solar access.

b Roof top gardens, terraces, decks and enclosures shall be suitably set back from the building edge to maintain the privacy of adjoining sites.

c Minimise the impact of service elements by integrating them into the design of the roof.

Comment: The proposed skillion roofs of Units 2 and 3 comply with the prescribed height limit in Clause 4.3 of the CCLEP 2022.

2.2.7 RESIDENTIAL AMENITY

2.2.7.2 Privacy

Comment: The proposed alterations are anticipated to improve the privacy of the adjoining properties, in particular the approved balcony at the rear of Unit 3 has been removed and converted into an ensuite.

2.2.7.3 Private Open Space Areas

a Private open space for each dwelling is to have with a minimum area of 45 square metres and a minimum dimension of 4.5 metres. These areas are required to be generally located at ground level, directly accessible from a living area within the dwelling.

b Required private courtyards shall not exceed a maximum grade of 1:14 to optimise useability for residents.

c Wherever a dimension is less than the required minimum width (i.e. 2 metres for balconies or 4.5 metres for courtyards) it shall not be counted as part of the calculation for private open space areas.

d Required ground level private open space may be provided in up to two locations for each dwelling, subject to compliance with the minimum dimension.

Comment: The proposal does not reduce the total approved ground-floor private open space for any of the dwellings

2.2.10 LANDSCAPING
2.2.10.3 Deep Soil

Comment: The proposal maintains compliance with the total required landscape and deep soil area.

Evaluation of Section 4.15 of the Environmental Planning and Assessment Act 1979 No 203

Context and Setting

The Site is located at 183 West Street, Umina Beach. The locality is characterised by residential land uses. The resulting development as modified maintains compatibility with the approved DA/1730/2024. The proposed works can be carried out in a manner that ensures suitable amenity for future occupants and adjoining properties, subject to appropriate conditions of consent.

Social, Environmental and Economic Impacts

As considered in this statement, the works are anticipated to improve the built environment by improving the amenity of the resulting dwellings. Attempts have been made through the design to minimise undue impacts on the adjoining properties through decreasing roof articulation, removal of balconies and relocation of trafficable areas on the Site. The resulting dwellings in our view will contribute to the character of the locality.

The Suitability of the Site for the Development

The Proposed Development is permissible in the R1 General Residential zone. The Proposal is generally consistent with the relevant provisions of the CCLEP 2022 and Central Coast CCDCP 2022 addressed in this Statement. On this basis, the Site is considered suitable for the proposed modification, subject to appropriate conditions of consent

Any submissions made in accordance with the Act

It is anticipated Central Coast Council will consider any submissions in its assessment of the proposal.

The Public Interest

As considered in this Statement, it is our view that the Proposed Development is generally compatible with the objectives of the planning instruments considered. The proposed modification is not anticipated to result in adverse impacts and is therefore considered to be consistent with the public interest.

Conclusion

Throughout this Statement, Pragma Urban Planning has considered the potential environmental and amenity impacts associated with the Proposed Development. It is our view that the Proposed Development can be undertaken in a manner generally consistent with the applicable planning framework, subject to the supporting documentation and appropriate conditions of consent. The application is submitted to Central Coast Council for independent assessment and determination.