

STATEMENT OF ENVIRONMENTAL EFFECTS

Customer: [REDACTED] **Job #** 9861 **Date** 13/05/2026
Site Address UNIT 1, 16 NOWACK AVENUE
Suburb UMINA BEACH 2257

DEVELOPMENT:

SINGLE SKIN ATTACHED CARPORT

ZONING: R1 General Residential under Central Coast Local environment plan 2022.

SITE AREA: 377 M2

SITE ANALYSIS: The existing allotment is approximately **306** with a Frontage of **11M** L/Mtrs and a depth of **40M** L/Mtrs

There is currently 1 **DOUBLE STOREY, CLAD + IRON ROOF** dwelling located on the site.

SINGLE DWELLINGS:

The proposed development has been designed in accordance with Central Coast CCDCP 2022 - 2.2 Dwelling Houses.

The following is an assessment of the design against the objectives of Central Coast CCDCP 2022

The following analysis addresses each of the sections in accordance with chapter 5.9 Dwelling Houses CCDCP 2022

3.1 EXEMPT DEVELOPMENT

The development has minimal to no environmental impact as it is being added onto an existing structure

4.4 DENSITY - FLOOR SPACE RATIO

Site Area = **377**

Floor Area = **124**

Maximum Floor Space Ratio of the site is **0.55-0.59:1**

The Floor Space Ratio for the site is **0.33:1**

This is not within councils requirements. This is being built onto an existing balcony and is not taking up any additional green space.

4.3 HEIGHT OF BUILDINGS

The proposed structure is single storey in scale with a maximum height of approximately **2.75** Meters

This is same as the of the existing dwelling and well within Council's requirements for land in this zone.

FRONT SETBACKS

The front setback of the proposed is 0.5M. This is outside of councils current limits.

There is no alternative space for this carport.

SIDE/REAR SETBACK (BUILDING ENVELOPE)

The proposed structure remains within the side setback of the existing dwelling of **7M** to the **Western boundary** and **7M** meters to the **Eastern boundary**

The proposed development easily fits within the Building Envelope as shown on the attached plans

STREET FRONTAGE APPEARANCE

The proposed development is located at the **Front** of the existing residence and **will** be seen from the street.

The existing building and driveway only allow for this positioning. The existing garage only allows for one car.

This carport provides protection for the second car with this dwelling. This was built as a 4 bedroom dwelling there is not sufficient off street parking to match this. This carport allows for the safe and protected parking of the second vehicle. This carport/shadeport also helps provide additional shade and helps reduce heat in the front of the house. The design is custom for the house and colours to match existing. This will only add positively to the streetscape.

PRIVACY

The proposed development is single storey in scale.

There will be no privacy issues from this development

LANDSCAPING

Landscape is not Changed by this Development.

PRIVATE OPEN SPACE

Private open Space is not Changed by this Development.

VEHICULAR ACCESS & CAR PARKING

The existing vehicular access and car parking remains unchanged.

SOLAR ACCESS

Due to the positioning and scale of the development there should be no overshadowing issues.

Sunlight to principal ground level Private Open Space and Living Room windows of adjacent properties will not be reduced to less than the minimum requirements

All Living areas and Private Outdoor Open Space of the proposed development have a northerly orientation

5.10 DEVELOPMENT WITHIN A HERITAGE CONSERVATION AREA

There are no heritage issues on this site

UNIT 1, 16 NOWACK AVENUE UMINA BEACH 2257 is not in a Heritage Conservation area

VIEW SHARING

The proposed development will have no impact on the existing or future views of the adjoining neighbours

ANCILLARY DEVELOPMENT

No cut or fill is required as part of the proposed development

A swimming pool is not proposed

7.1 ACID SULFATE SOILS

The site does not contain acid sulfate soils and they will not be disturbed

7.6 ESSENTIAL SERVICES

The development does not affect essential services on the site as it replaces an existing structure

BASIX CERTIFICATE

A BASIX Certificate is not required for this application

STORMWATER MANAGEMENT

All new roof waste water will be connected to the stormwater

COMMUNICATIONS AND OTHER SERVICES

Adequate arrangements for all essential infrastructure, including the supply of water, provision of energy, telecommunications and disposal of sewage are already in place

EROSION & SEDIMENT CONTROL

All site waste is returned to the factory at Spanline Newcastle for collection by private waste management contractors

FLOODING

The site is not located in a Flood Prone area.

BUSHFIRE

The property is not in a BushfireProne Area

GENERAL SUMMARY

The proposed development will create a quality living environment for its inhabitants and will not be detrimental to the amenity of the local neighbourhood nor adversely effect the amenity of the adjoining property owners.

In light of the documentation now before council we ask that council favourably consider the alterations & additions to the existing dwelling as submitted at the above mentioned address. The development is located at the rear of the property. The set back is not

For and on behalf of Spanline

Date 28/05/2026