

## STATEMENT OF ENVIRONMENTAL EFFECT – GOSFORD CONTROLS

CLIENT: Luzury

PROJECT Lot - DP 76628

ADDRESS: 2/2 Burrawang Street, Ettalong Beach

DESCRIPTION OF PROJECT: Pergola roof over existing concrete area.

The pergola is to be a pre-fabricated metal system which is manufactured off site and installed as per the NCC requirements.



**CHARACTER** The site area is 713m<sup>2</sup>.

**STATEMENT:** The site is of a rectangular shape with its maximum length being 46m and its maximum width at 15m.

The property is known as 2/2 Burrawang Street, Ettalong Beach.

The site is located on the Southern side of Burrawang Street with established dwellings on both sides.

The R2 Low density residential Zoning which applies to the land permits the construction of a residential development subject to any conditions that may be imposed by Central Coast Council.

Applicable Planning Controls

The following planning policies and control documents are relevant to the development and have been considered as part of the application.

State Environmental Plan - March 2022.

Local Government Act 1993

Gosford Local Environmental Plan 2014 and Gosford Development Control Plan 2013

The proposed development preserves the overall streetscape and the material finishes relate to other developments in the area. The development satisfies the requirements for the Ettalong Beach (Sandplain Mixed Density classification) area, as well as being in harmony with the local surrounding neighborhood.

The development complies with the relevant provisions of the Gosford Local Environmental Plan 2014 and Gosford Development Control Plan 2013

In addition the development satisfies the requirements for Chapter 2.1 Dwelling Houses of the Central Coast Council Draft DCP.

**Compliance with CCC DCP for Gosford area:**

### **3.1 Dwelling Houses, Secondary Dwellings and Ancillary Development**

#### **3.1.1 Introduction**

The purpose of this Chapter is to provide specific requirements for design and construction for dwelling houses, rural worker's dwellings, secondary dwellings and development that is ancillary to these dwelling types. Dwellings may also include relocated dwellings or manufactured homes.

##### **3.1.1.1 Objectives**

The Chapter aims to protect and enhance the amenity, scenic quality, character and environmental sensitivity of new and existing residential, rural and environmental land areas by:

Encouraging development which is compatible with the existing or desired future character of the area

Promoting standards of design which are functional and achieve a high level of amenity and aesthetic quality

Encouraging residential development appropriate to the context of the local area

Promoting sustainable development

#### **3.1.2 Building Scale**

##### **3.1.2.1 Building Height**

The construction of a dwelling house, secondary dwelling or ancillary structure is restricted to a maximum building height. This height is measured from the existing ground level, which is the ground level of a site at any point, before any earthworks (excavation or fill) has taken place.

### **Objectives**

To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality

To ensure that the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views

To ensure that building height is compatible with the scenic qualities of hillside and ridgetop locations and respects the sites natural topography

### **Requirements**

Maximum building height is as shown on the "Height of Buildings Map" contained in Gosford Local Environmental Plan 2014. or 8m in the 7(a) zone under the Gosford Interim Development Order No 122.

**The proposed development does not exceed the allowable building heights.**

#### **3.1.2.2 Site Coverage**

Site coverage is the proportion of a site that is covered by buildings and ensures that there is an appropriate area of the site that is not built upon. The amount of the site that can be built upon varies depending on the size of a lot.

The following definitions are relevant for the calculation of site coverage:

site coverage means the proportion of a site area covered by buildings. **However, the following are not included for the purpose of calculating site coverage:**

**(d) unenclosed balconies, decks, pergolas and the like.**

### **Objectives**

To ensure that the density, bulk and scale of development is appropriate for a site

To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located

To provide an appropriate area on site for landscaping, outdoor activities and stormwater infiltration

### **Requirements**

n/a

#### **3.1.3 Setbacks**

A building line or setback is the shortest horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

**the supporting posts of an open roofed structure such as a carport, verandah or the like.**

### **Objectives**

To ensure that setbacks are compatible with adjacent development and complements the character, streetscape, public reserve, or coastal foreshore

To protect the views, privacy and solar access of adjacent properties

To provide appropriate articulation of facades and horizontal elements reduce the appearance of bulk and provides visual interest to the building and subsequent streetscape where they face a street frontage(s)

**Requirements**

**3.1.3.1a Front Setback**

n/a

**3.1.3.1b Rear Setback**

n/a

**3.1.3.1c Side Setback**

Side Boundary setback for primary and secondary dwellings and ancillary development all lots greater than 12.5m wide at the building line or any part of the building with a height of up to 4.5m.

**At 1750mm offset the proposed structure complies.**

**3.1.6.3 Drainage**

All stormwater drainage collecting as a result of the erection of, or alterations or additions to, a dwelling, outbuilding or ancillary development must be conveyed by a gravity fed or charged system to a public drainage system, or an inter-allotment drainage system, or an on-site disposal system.

**All stormwater will be directed into the existing system.**

**Energy Efficiency**

The building design. Orientation and product selection will target reductions in energy use for both the construction and operation of the building. Preference will be given with product selection from renewable resources for the construction of the building.

It is our opinion that the Proposed Development will have no adverse effect on the Local

Environment and will certainly harmonise with the adjacent Residential Landscape. I trust you will offer your favorable consideration to our proposal.

Angela Howes

AJH Design