

# Statement of Environmental Effects

**ADDITION TO EXISTING  
RESIDENCE**

**LOT 46**

**DP 222791**

**36 BREEZE STREET**

**UMINA BEACH, NSW 2257**



**Prepared for**

Central Coast Council

**Prepared by**

JTP Architectural Drafting

32 Breeze Street

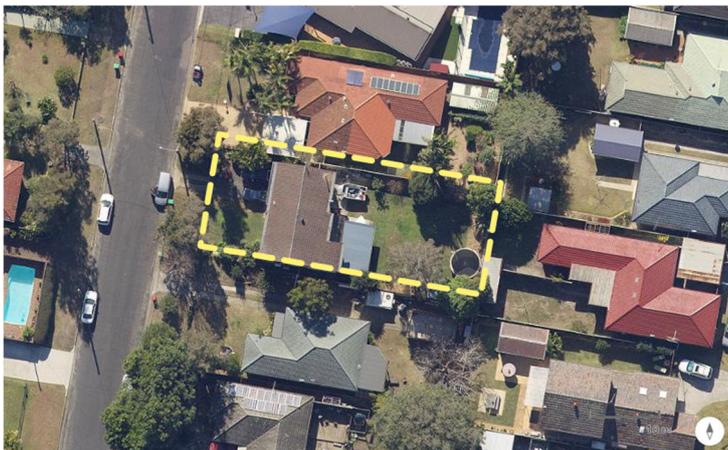
Umina Beach NSW 2257

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**Property address:**

36 Breeze Street, Umina Beach, NSW 2257



**Site & Existing Buildings**

The property is located at 36 Breeze Street, Umina Beach, NSW 2257. The block of land is approximately 579m<sup>2</sup> in site area and faces west on Breeze Street. A two storey clad/brick dwelling exists on the property. There is a vehicle crossing on Breeze Street elevation.

**Lot Plan No:**

LOT 46 DP 222791

**Council:**

Central Coast Council - Gosford

**Parish:**

Patonga

**County:**

Northumberland

**Relevant Planning Instrument:**

Gosford DCP 2013 (1 May 2020)  
Wyong DCP 2013 (23 December 2020)  
Gosford Local Environmental Plan 2014

**Zoning of Subject Land:**

R2: Low Density Residential

**Description of Property as is:**

Residential house

**Proposed Development:**

Proposed addition

**Permissibility of development:**

Council's LEP permits the development with consent

**Neighbour impact:**

It is considered that the development will have no detrimental effect on neighbouring properties

**Streetscape:**

It is considered that the design of the addition will not be detrimental on the existing streetscape, the addition is located on the street front and has been designed to match the existing residence, the setback remains the same.

**Stormwater:**

Stormwater will be directed to the existing system

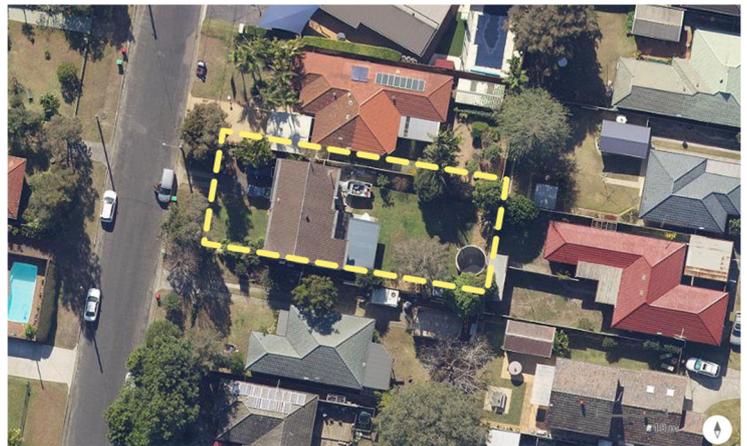
**Erosion/Sedimentation:**

Minimal excavation of the site is required (slab on ground) and there will be no detrimental effect to the environment.

**Heritage:**

The building/area is not considered as heritage.

<b>Vegetation:</b>	No removal of trees is sought
<b>Height of Building:</b>	The maximum building height on land zoned R2 is 8.5 m (complies height of addition is 5.8m)
<b>Site Coverage</b>	The site coverage of dwellings and all ancillary development does not exceed 50% of the site area if the lot has an area of at least 450m <sup>2</sup> but less than 900m <sup>2</sup> . Complies floor space ratio of 0.40:1
<b>Earthworks</b>	The proposed development does not require any earthworks.
<b>Retaining Walls &amp; Structural Support</b>	The proposed development does not require the use of retaining walls.
<b>Drainage</b>	All stormwater drainage collected as a result of the erection of the proposed development, will be conveyed to the existing on-site disposal system.
<b>Bushfire:</b>	Council's mapping indicates the allotment is not in a bushfire zone.

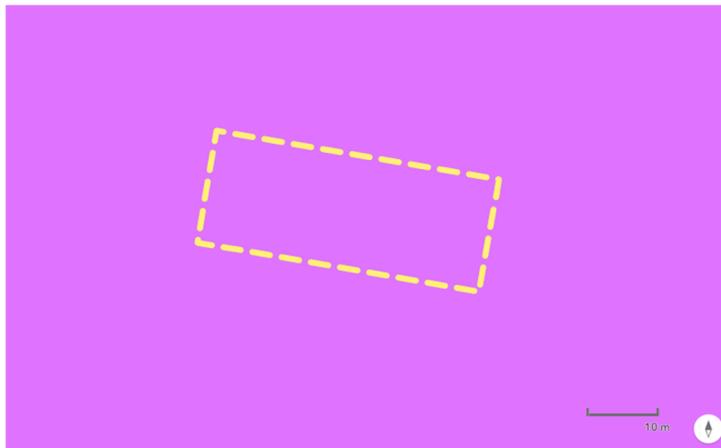


**Flooding:** Council's mapping indicates the allotment is not in a flood zone.



**Acid Soils:**

Council’s mapping indicates the allotment is Risk Category: Class 4: Acid sulfate soils in a class 4 area are likely to be found beyond 2 metres below the natural ground surface.



**Overshadowing:**

The proposed structure will not overshadow any neighbouring houses.

**Energy efficiency:**

The proposed structure is considered to have no detrimental effect on the energy efficiency of the dwelling. Bound by Basix.

**Traffic movement:**

The proposed structure will not increase traffic movement in the area.

**Development Use:**

To create a new bedrooms and living areas for the owners growing family.

## **CONCLUSION:**

The above proposed development is in keeping with Council codes and regulations and the principles of these codes and regulations with the client's requirements, the proposed development is in keeping with the existing building and with its surroundings.

We would appreciate it if the Certifier reviews all of the matters and provides the clients with feedback that will enable them to proceed with the preparation of the Complying Development Application submission to the Certifier.

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