



# Statement of Environmental Effects

for

## Secondary Dwelling & Garage

at

## 17 Myall Street, Ettalong Beach

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## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Central Coast Local Environmental Plan 2022 (pub. 24-6-2022)
Land Zoning	R1 - General Residential: (pub. 24-6-2022)
Height Of Building	8.5 m
Floor Space Ratio	
	0.5:1
Minimum Lot Size	550 m2
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 4

## 1.0

### STATUTORY CONSIDERATION

Works have been designed to comply with the Central Coast Council's Local Environmental Plan 2022 and Development Control Plan 2022 and State Environmental Planning Policy (Building Sustainability Index: BASIX 2004). In Summary the proposed works comply as follows:

Clause	Development Standard	LEP/DCP Requirement	Proposed development	Compliance with controls & Objectives	Notes/ Variation
<b>Central Coast Council's Gosford Local Environmental Plan 2022</b>					
2.1	Land Use	Low Density Residential	Zone R2	YES	
4.3	Height of Building	8.5m	6.9m	YES	
4.4/4.5	Floor Space ratio	0.5:1	0.33:1	YES	
4.6	Exceptions to Development standards	Allow flexibility to achieve better outcomes	LEP complied with, Clause not relevant	YES	
5.6	Architectural roof features	Permitted	None proposed	YES	
5.9	Preservation of trees	Preserve the amenity and biodiversity	No trees to be removed		
7.1	Acid Sulfate soils	Class 2 Works below natural ground surface where water table likely to be lowered	Water table not to be lowered. No excavation proposed 1m below ground.	YES	Refer to 8.0
7.2/7.3	Flood planning and floodplain risk management	Minimise flood risk works in keeping with LEP2014 Clause 7.3	Flood Planning Level 5.27 Proposed new floor level RL7.20, + garage level RL 4.50	YES	Refer to 7.0
<b>Central Coast Council's Development Control Plan 2022</b>					
2.1.2.1	Building Height	8.5m as set out in LEP 2 Storey	7.13m maximum 2 storeys	YES	
2.1.2.2	Site Coverage	Max 60% of site area	36%	YES	
2.1.2.3	Floor Space Ratio	0.5:1	0.33:1	YES	
2.1.3					
2.1.2.1	A Front	To match adjoining	Not applicable as located at rear over 25m from front boundary	YES	
	B Rear	0.9m for 50% of boundary & 3m for heights up to 4.5m 6m if greater than 4.5m	3m to deck/private open space 6.4m to building	YES	
	C Side	0.9m with height up to 4.5m + ¼ of height above 4.5 0m for maximum 10m length	1.5m min	YES	
2.1.3.3	Articulation Zones		Not relevant as at rear	N/A	
2.1.3.3.2	Garage Door Articulation	6m or 60% of width	Door opening 5.38m	N/A	
2.1.4					
2.1.4.1	Views	Protect and retain	Minimal impact	YES	Refer to 5.0
2.1.4.2	Visual Privacy	Protect and retain	Minimal impact Privacy screen to deck sides Windows within 3m of boundary less than 2m2	YES	Refer to 5.0
2.1.4.3	Private Open Spaces	24m2 minimum 3m wide	26m2 proposed deck	YES	
2.1.4.4	Sunlight access	June 21 50% of POS	Proposal and adjoining dwellings have solar access in winter. Sketched shadow diagrams and section shows shadows cast June 21st	YES	Refer to 5.0
2.1.5	Car parking and Access	1 space for 3 or less bedrooms,	2 additional undercover spaces provided in garage	YES	Refer to 4.0
2.1.6	Earthworks, structural support, and drainage	Minimise cut and fill Drainage to gravity fed system	Minimal footings and excavation,	YES	Refer to 8.0
2.17	Character and Scenic Quality	Consider scenic and character considerations peninsula Character Ettalong Beach 4 Sandplain Bungalows	Character issues and development objectives considered and addressed	YES	Refer to 12.0
2.1.8.1	Setbacks	As above	3m from rear boundary to deck, 1500mm to side boundaries		
2.1.8.2	Access	Pedestrian access to primary road	Walkway provided adjacent front dwelling providing access to Myall		

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2.1.8.3	Private Open Space	14m2 min 3m width	26m2 3.4 wide deck		
3.1	Floodplain management and Water Cycle Management PART C	Smaller Scale development Deemed to comply Water Conservation targets Basix	Basix water savings targets comply with saving targets of 40% 2000litre tank proposed	YES	Refer to 8.0 Stormwater Management Notes shown on site plan
3.7	Geotechnical Requirements	ASS Class 4	Minimal footings and excavation	YES	Refer to 8.0
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004					
A BASIX certificate has been prepared. The proposal will meet the NSW government's requirements for sustainability and is consistent with the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.					

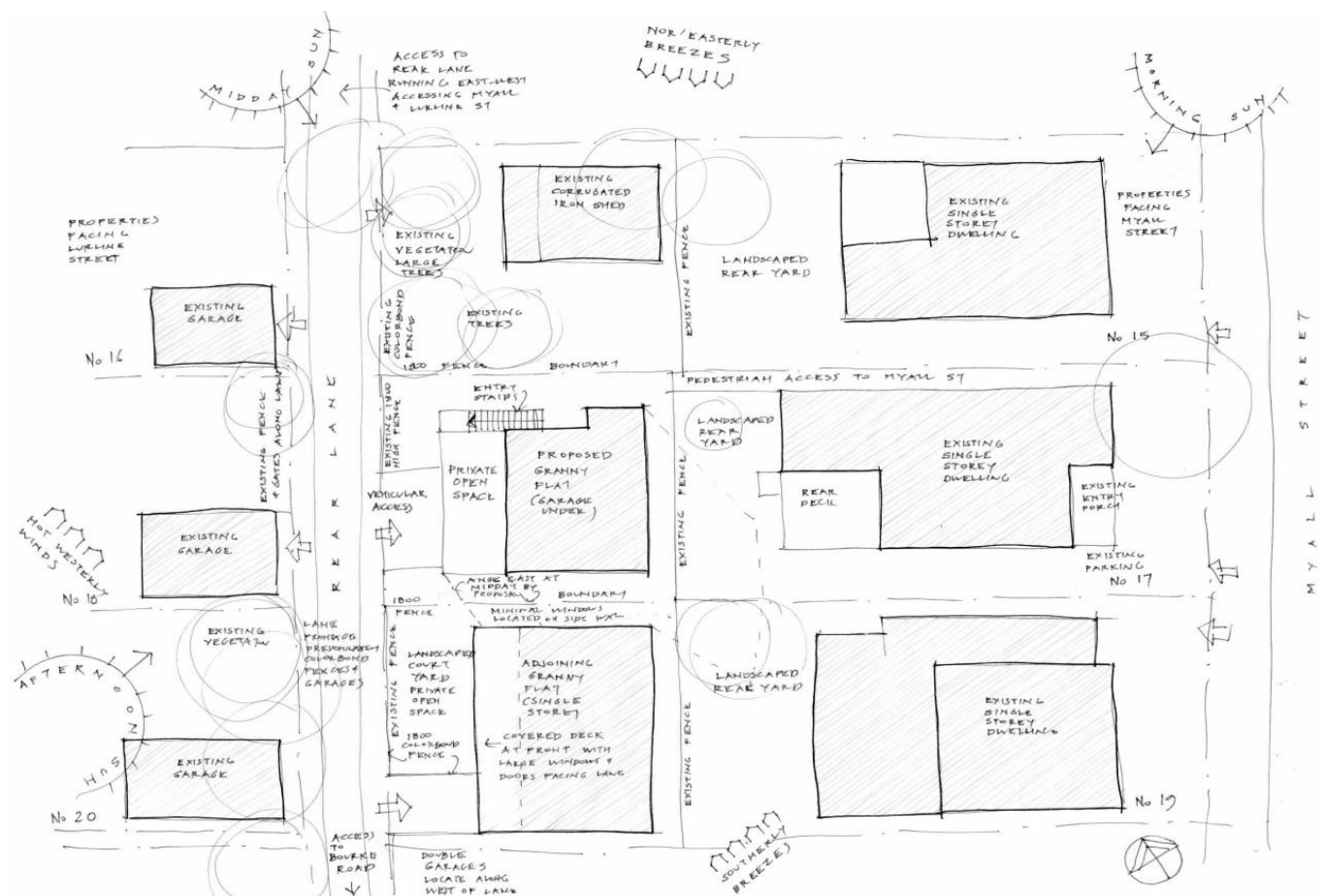
## 2.0 SUITABILITY OF SITE/SITE ANALYSIS

The site of the proposed additions is 17 Myall Street, Ettalong Beach, also known as Lot 5, Section E, DP 19391. Located on the western side of Myall Street, the site of the proposed alterations and additions is approximately 520 square metres in area. Zoned General Residential R1, secondary dwellings are permitted. The land is flood prone land with a flood level of RL6.20 recommended for new habitable spaces and has Acid Sulfate Class 4 Soils.

The site is flat with a gentle slope. Sandy soil on the site allows for the site to drain quickly. Currently there is a single storey dwelling on the site with access to the rear lane. There is some established landscaping on the site with no large trees located near the proposed works.

Neighbouring houses are a range of different styles and scale, predominantly cottages and 20th century bungalows with garages and outbuildings and secondary dwellings located on the rear lane.

A site analysis is shown below.



### 3.0 DEVELOPMENT PROPOSAL

This application is for the construction of a secondary dwelling with garage below.

### 4.0 ACCESS, PARKING & TRAFFIC

Currently parking is provided adjacent to the existing house. The proposed rear building provides undercover parking for 2 cars.

Parking provisions allow for parking adjacent to the existing house with access along the southern boundary allowing for two cars to be parked behind the building line. The new garage is to provide parking for the rear dwelling.

This proposal has no impact on vehicular access as there is already access from the rear lane.

Pedestrian access is provided from the rear of the property to Myall Street along the northern boundary.

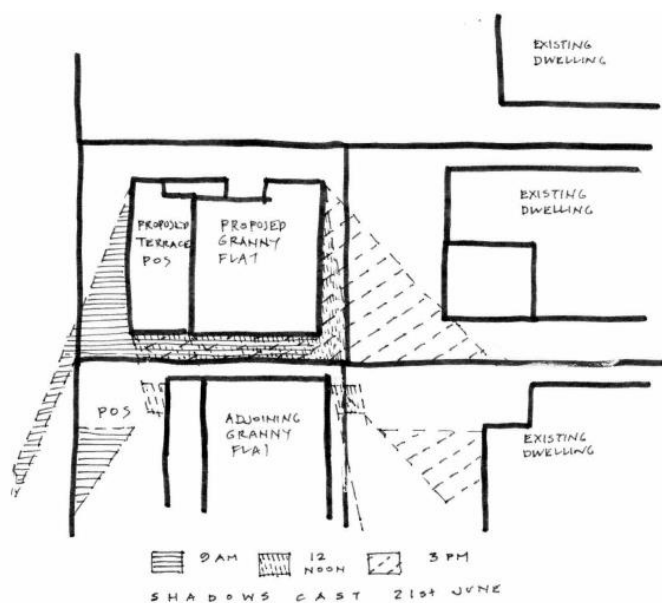


### 5.0 PRIVACY, VIEWS, VISTAS & OVERSHADOWING

The proposal is compatible with the surrounding residential environment and will have minimal impact on privacy, views and overshadowing of adjoining dwellings.

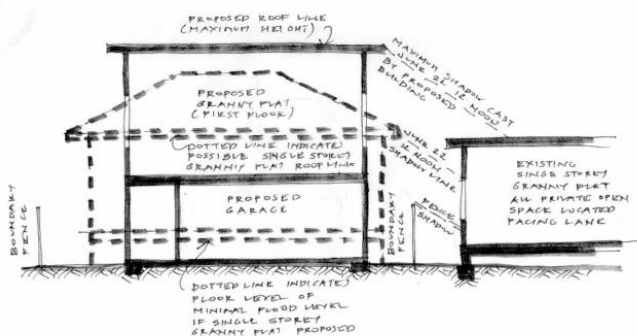
The proposal has been designed to minimise visual impact on adjoining development through considering requirements of the DCP (Clause 2.1.4.2). Windows to main living areas and balconies, do not face directly onto windows, balconies, or the principal private open space of adjoining dwellings. Smaller windows are proposed facing side boundaries and they are staggered in relation to the windows located on the dwelling at the rear of number 19 Myall Street. The deck is located facing the rear lane with screening devices proposed to screen direct views into main living areas and areas of principal private open space of adjoining dwellings. The design has tried to limit overlooking of neighbours.

Views and vistas of neighbours will not be impacted by this proposal. There are no substantial views from this area of the site with an outlook over a rear lane.



The section illustrates that a first-floor granny flat will not increase overshadowing substantially more than a single storey building with floor level complying with flooding requirements.

The proposal complies with DCP objectives (clause 2.1.4.4) by facilitating solar access to the living areas and private open space areas of the dwelling and neighbouring dwellings. Development complies with the building height and building envelope setbacks and considers site constraints including slope and site orientation. Private Open Space of the existing granny flat at the rear of number 19 is located facing the laneway and northwest and the proposed building will not overshadow this area after 12pm on the 21<sup>st</sup> of June.





## 6.0 AIR & NOISE

As the proposal is for secondary dwelling and garage it will not cause or be affected by air or noise emissions.

## 7.0 FLOODING PLANNING & WATER CYCLE MANAGEMENT

Flooding calculations show that the site is subject to inundation in a 1% 5% AEP event with flood levels at RL4.770, (see Flood Information from Council below.) The DCP requires that all habitable floor levels are to be above the Flood Planning Level with the minimum floor level of the secondary dwelling to be RL5.270. The proposed floor level of RL7.200 is above these levels. The garage and lower walls are to be constructed of flood immersible materials. Construction has been proposed so the proposal complies with Council guidelines to minimise the flood risk to life and property.

As the roof area is being increased a rainwater tank is being proposed. New stormwater will connect into existing stormwater.

Flood Level Information Table

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
PMF	4.91	4.93
1% AEP	4.76	4.77
5% AEP	4.69	4.76

Planning Information Table

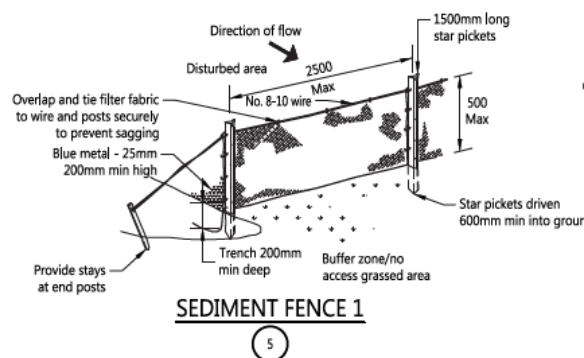
Flood Control Lot	<input checked="" type="checkbox"/>
Minimum Habitable Floor Level	5.27m AHD
<i>Complying Development: Flood Exclusionary Categories</i>	
(a) Flood Storage Area	<input checked="" type="checkbox"/>
(b) Floodway Area	<input type="checkbox"/>
(c) Flow Path	<input type="checkbox"/>
(d) High Hazard Area (H3, H4, H5, H6 Hazard Categorisation)	<input type="checkbox"/>
(e) High Risk Area	<input type="checkbox"/>



## 8.0 NUTRIENT & EROSION SEDIMENT CONTROL & ACID SULFATE SOILS

The site terrain is Disturbed for Acid Sulphate Soils Class 4, classified as LOW. Currently the ASS remained undisturbed. Class 4 Acid Sulfate Soils are likely to be found beyond 2 metres below the natural ground surface. With the proposed works no excavation is proposed below 2 metres below the ground level so Acid Sulphate Soils are unlikely to be disturbed.

Temporary erosion and sediment control measures to be installed prior to the start of any work.



## 9.0 ENERGY EFFICIENCY

The building envelope and internal layout of the secondary dwelling have been designed with good thermal performance, solar access and allowing for cross ventilation with the secondary dwelling facing north. A Basix Assessment has been prepared.

## 10.0 WASTE DISPOSAL & WASTE MANAGEMENT

The existing house has designated areas for garbage storage providing space for general waste, recycling, and garden waste bins.

Considerations of waste management means that materials have been chosen to reduce the amount of waste created on site.

## 11.0 SITE MANAGEMENT

The selected builder will manage the site during construction and be responsible for arranging perimeter fencing, storage of building materials and a controlled access point as required. There will be no demolition with the contractor still to be selected.

## 12.0 CHARACTER STATEMENT

The proposed secondary dwelling has been designed in response to Council's Development Control Plan Ettalong 4: Sandplain Bungalows. This area of Ettalong consists predominantly of mid Twentieth Century bungalows that are distinctive streetscape features of the Woy Woy Peninsula. The desired Character requires that all new works complement the siting and architectural character of surviving bungalows nearby. Proposed setbacks allow the secondary dwelling to be surrounded by a leafy garden. The proposal is not located near a street verge as it is sited on a rear lane and the front street verge will not be impacted by these works. Planting is proposed near the side boundary fences and along the rear laneway. There is not the appearance of a continuous wall of buildings along any street or laneway, the proposal has one wide 3m setback and a stepped facade on the northern side.

New works comply with the desired character set out in the DCP. A simple skillion roof without elaborate articulation is proposed. The pitch is gentle to minimise the height of the ridge with wide eaves proposed on the west. The building has been designed with simple articulation, two different claddings are proposed to disguise the scale and bulk of the two-storey exterior wall. The design incorporates a stepped floor plan to create visual interest. As the building is two storeys which is higher than adjoining buildings it is setback from the side boundaries and has a screened verandah.

Existing parking to the front cottage is retained. A new double garage is proposed at the rear which will be screened by a first-floor verandah with a setback over 6.4m from the rear lane boundary.

A lightweight appearance is proposed to the façade with large windows and timber framed decks. Painted finishes and sheet and board cladding have been selected with no plain masonry. The existing house facing Myall Street has a traditional street address with the front door visible from the street. The proposed rear secondary dwelling has entry stairs and a deck visible from the laneway with entry from first floor level. An access path is proposed along the western boundary to provide access from the street. With a 6.4m setback the garage does not visually dominate the rear lane frontage. The proposal allows for the Informal qualities of existing wide street verges to be maintained. The existing rear fence is to be retained.

## 13.0 SITE PHOTOGRAPHS

Myall Street- Existing house facing the road



Myall Street- Adjoining houses and streetscape



Rear lane located between Lurline and Myall Street (access off Bourke Road)



Rear fence and access (adjoining granny flat behind fence)

