



STATEMENT OF ENVIRONMENTAL EFFECTS


PROPOSED SECONDARY DWELLING & GARAGE ADDITIONS

LOCATED AT

205 Ocean Beach Road, Woy Woy



[Type here]

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 498 Orange Grove Road, Blackwall

ABN 79 868 232 312498

SITE ANALYSIS REPORT

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Site Specifications

Street Address – 205 Ocean Beach Road, Woy Woy

Lot No. 50

SEC – C DP – 13328

Total Area – 607m²

Local Government – Central Coast Council

Zone – R2 – Low Density Residential

Objectives of Zone

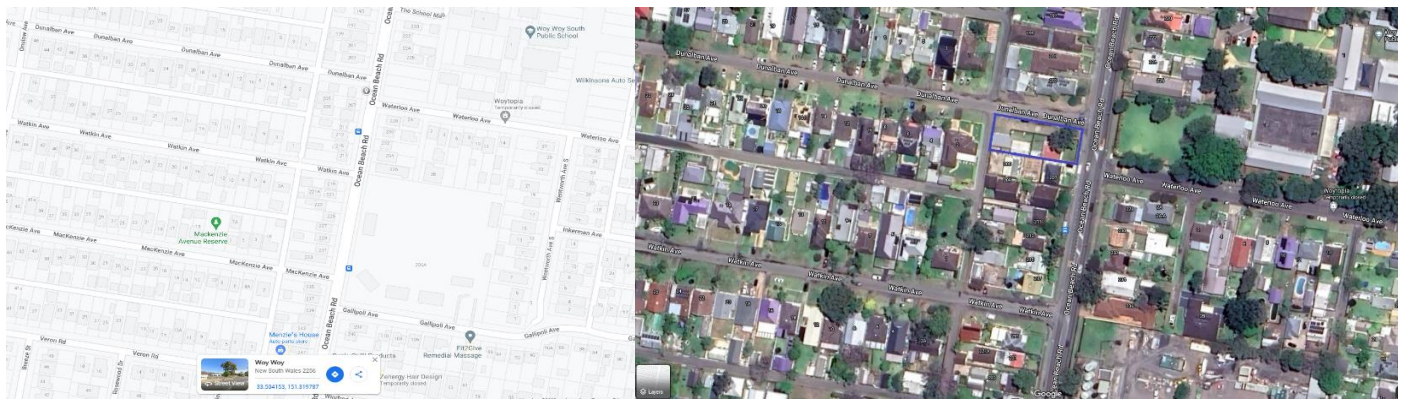
To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To encourage best practice in the design of low-density residential development.

To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.


To maintain and enhance the residential amenity and character of the surrounding area.

Location



205 Ocean Beach Rd - Google Maps

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Description of Site



EAST, EXISTING STREET VIEW – PROPOSAL SEEKS NO CHANGES TO STREET VIEW



NORTH, EXISTING SECONDARY DWELLING – PROPOSED DEMOLITION & NEW SECONDARY DWELLING



NORTH, EXISTING TRIPLE GARAGE- PROPOSED GARAGE ADDITIONS



SOUTH WEST, EXISTING GARAGE – PROPOSED GARAGE ADDITIONS

EXISTING – 205 Ocean Beach Road, Woy Woy, is a residential site with an original fibro cottage and metal sheet roof, single storey dwelling house, Secondary Dwelling aged relocatable home of bessa block footings and original fibro and metal sheet roof triple car garage.

Existing house, main dwelling, consists of 2 bedrooms, 1 bath and 1 living area. Single carport located under the roof line, provides insufficient space for the modern car. Access to carport is off Ocean Beach Rd, located approx. 5m from the corner of Dunalban Avenue. Vision of pedestrians and vehicles is extremely difficult.

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Existing Secondary Dwelling, relocatable house 2 bedroom, 1 bathroom and 1 living area. Very aged building which is very aged and in need of major renovations.

Existing Triple Car Garage, located on Dunalban Ave and the rear laneway. Provides 3 car parking.

207 Ocean Beach Road, Existing fibro clad, tiled roof cottage. Secondary dwelling, relocatable structure located in rear yard within setback boundaries.

209 Ocean Beach Road, set of units with 2 dwellings. Brick veneer, tile roof units. 2 attached single garages located on shared laneway built to boundary.

2 Dunalban Avenue, single story brick veneer render finish, tiled roof house. Double car garage located to the North West corner.

Surrounding properties are mostly single storey brick and clad homes, in original or renovated condition. Shared laneway with single and double garages built to boundary.

Woy Woy South Public School is located at the corner of Ocean Beach Road & Waterloo Avenue. This school has approx. 550 students and many of whom walk to and from school crossing at Dunlaban Ave.

Orientation

East street façade – Ocean Beach Road

North Secondary street façade – Dunalban Avenue

Location of Boundaries

| | | |
|------------------|----------|--|
| North Boundary - | 46.33m | Dunalban Avenue, Metal Fence |
| East Boundary - | 13.21m | Ocean Beach Road, Timber Fence |
| South Boundary | - 46.33m | Single story dwelling & Secondary Dwelling, Metal Fence |
| West Boundary - | 13.21m | Shared gravel laneway, Timber Fence |

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Points of Access to Site

Vehicular access can be achieved via Ocean Beach Road, which is a bitumen road, with kerb, guttering and kerb layover provided, Concrete footpath is located along the frontage. No existing driveway on council side. Cross over located approx. 5m from Dunalban Ave corner and visual access is very difficult. This street is a high car and foot traffic location.

Vehicular access is gained to garages via Dunalban Ave. Dunalban Ave is a bitumen road, with no kerb and guttering. Bitumen rolls into gravel and grass cross over.

Transport

The site is only 2.2km to Coles Supermarket and Deepwater Plaza, which facilitates Fast food, local retail and novelty shops.

Public Transport – Bus routes are available along Ocean Beach Road approx. 150m from site.

Woy Woy train station is 2.3km from the site and train lines connect to both North and South directions.

Existing Trees, Vegetation

Existing trees and vegetation located on site, marked on site analysis plan.

No trees are to be removed for this proposal.

25m² indigenous or low water use plant species are to be planted on this site to assist with increased water run-off and improve the local environment. Water run off will be captured from 70m² of roof space and collected in 2000L rainwater tank, this water will be used to maintain the new and existing plants.

Site Levels

Noted on Site Analysis

This site has minimal increase across the site.

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PLANNING – CHAPTER 3.1

DCP 2013 GOSFORD – Dwelling Houses, Secondary Dwellings and Ancillary Development

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

| Development Standard | Required | Proposed | Compliance |
|-------------------------|----------------------|-------------------------------|------------|
| 2.1 – Building Height | 8.5m | 4.460m | Yes |
| 2.2 - Site Coverage | Max 50% | 320.11m ² = 52.73% | No |
| 3.0– Setbacks Front | N/A | N/A | Yes |
| Rear | 0m .9m | Existing .9m | Yes |
| Side – Secondary Street | 2m | 2m | Yes |
| Side | .9m | .9m | Yes |
| 3.1.7.2 Outbuilding | Max 60m ² | 98.17m ² = 163.31% | No |
| Flood Level | 5.75m | 5.76m | Yes |

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Potential Constraints

Planning certificate –

FLOOD PLANNING

Site identified within the flood planning area and is subject to flood related development controls.

Site identified between the flood planning area and the probable maximum flood and subject to flood related development controls.

Minimum habitable floor level – 5.75m AHD -Flood Information Certificate 6 June 2022

Proposed Secondary Dwelling floor level to be 5.76m AHD

PROPOSAL – Demolition of existing Secondary Dwelling & Proposal of New Secondary Dwelling with Carport & Garage Additions

This proposal seeks to demolish the existing secondary dwelling as it is beyond rectification, construct new 2 bedroom clad, sheet roof dwelling with skillion roof line, Carport to the left of Secondary Dwelling which will facilitate covered gated parking for the Main Dwelling and Secondary dwelling. Access is to be via Dunalban Avenue which will provide clear and safe vehicular access.

Triple garage additions to provide storage required for the owners caravan, boat and storage needs. Garage is to be located within boundary setbacks defined in the DCP. Access to remain as existing from Dunalban Avenue via a 4m concrete driveway.

Garage facilities will be used as storage site for the owners private use. Garage is likely to be accessed several times throughout the year, unlikely to be of daily/weekly use.

Main and Secondary Dwelling are to remain as rental properties providing much needed housing in the area. Garage is to be of private use to be used by the owner.

Additions will be of modern form skillion roof line and linear cladding, ecodeck hardwood look timber decks which will rejuvenate the façade aesthetics and compliment the surrounding area.

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Proposed character of development

Main dwelling to remain existing.

Proposed Secondary Dwelling is modern structure with Weatherboard linear cladding, colorbond steel sheet Skillion roof line allowing for highlight window to allow northern natural lighting to fill open plan living area. Windows and doors located to maximise ventilation to internal spaces while allowing for privacy from neighbouring properties.

Garage façade to incorporate weatherboard linear cladding and single pitch colorbond steel sheet skillion roof line to provide connection between the 2 structures. Panelift garage doors to provide modern and aesthetic access into garage.

The façade of the dwellings will be mixture of recycled aged bricks, linear cladding and colorbond steel. These materials and colours are complimentary and will connect the two dwellings.

Overall the proposed character will be keeping in line with the Gosford DCP and neighbouring properties.

Privacy

Windows have been located to minimise impacts on neighbouring property and maximise privacy to occupants.

Car Parking and Access

Vehicular access is proposed to be located along Dunalban Avenue, with a 4m wide concrete crossover that will access the double carport and triple garage.

Double carport will be used by both the Main and Secondary Dwelling occupants to provide secure and covered parking which is necessary.

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Noise Sources

This site is located within a residential area on a main road that has continuous traffic connecting the Peninsula. Woy Woy South Public School is directly opposite the site and school yard noise is produced throughout the day. Proposed development will create minimum noise disturbances for the neighborhood as this will continue to be residential use.

Noise impact during construction, builder will comply with standard building noise levels during normal Council approved working hours.

Air Quality

Air quality will not be impacted during or following construction, it is the intention to use minimal to no chemical based products during construction and no existing or proposed sources of odour or fumes are expected on-site or near-by.

Any demolition is to be undertaken during business hours and in line with Australian Standards. Asbestos removal to the existing garage will be undertaken by a licensed tradesperson in line with Australian Standards.

Drainage – Storm Water Management Plan

2 @ 410mm x 1200mm Stormwater absorption pits will be installed underground in the middle of the yard between existing house and proposed dwelling.

2000L Rainwater tank is to be installed to catch water run-off from the Garage, minimum roof run off 70m². This will be reused to provide water to the toilet and laundry facilities, and atleast one outdoor tap in the proposed Secondary Dwelling

25m² low maintenance plants will be planted to assist with water run-off.

Cut & Fill

Minimal cut is required to allow for garage and carport slab additions. This dirt will be spread within garden beds located across the site.

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Waste – Demolition

Materials will be sourced to size as required. All construction waste will be removed from site and either recycled or disposed of at the local landfill.

Asbestos will be removed by licensed tradespeople.

Sediment Control

Sediment control barrier will be erected to control and reduce sediment from leaving the site.

Sediment control barrier detail is included within plans.

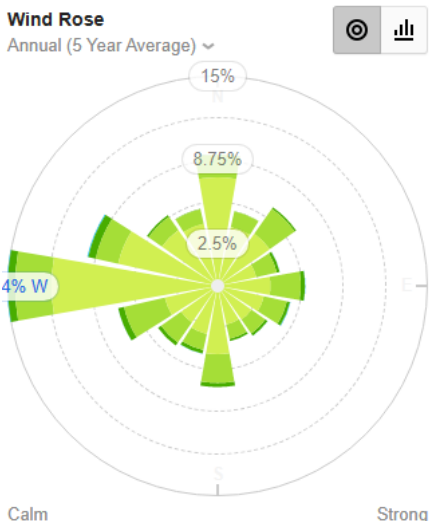
Prevailing Winds

Prevailing winds from the West.

Strongest winds within 2023
18 February 2023 @ 64.8km/h

Average 2023 – 9.5km/h

Woy Woy Wind Forecast, NSW 2256 - WillyWeather



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Sun Movement



SunCalc - sunrise, sunset, shadow length, solar eclipse, sun position, sun phase, sun height, sun calculator, sun movement, map, sunlight phases, elevation, Photovoltaic system, Photovoltaic

| | WINTER 21 st June | SUMMER 21 st December |
|-------------|------------------------------|----------------------------------|
| DAWN | 06:30 | 05:12 |
| CULMINATION | 11:56 | 12:52 |
| DUSK | 17:21 | 20:32 |

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