

# CENTRAL COAST COUNCIL

## DEVELOPMENT APPLICATION ASSESSMENT REPORT

Application Number	DA/7/2023
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Delegation Level	Delegated,
Property Lot & DP	Lot 3 DP 19704
Property Address	19 Schnapper Road, ETTALONG BEACH NSW 2257
Site Area	386.00m <sup>2</sup>
Zoning	Zone R1 General Residential

Proposal	Alterations and Additions
Application Type	Development Application – Local,
Application Lodged	Lodgement 31/01/2023
Applicant	Mrs E A Lovell
Estimated Cost of Works	\$48000

Advertised and Notified / Notified Only	Notified Only
Submissions	Nil
Disclosure of Political Donations & Gifts	No
Site Inspection	15 March 2023

Recommendation	Approval
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### Assessment

This application has been assessed using the heads of consideration specified under section 4.15 of the Environmental Planning & Assessment Act 1979, Council policies and adopted Management Plans.

### Background

Council's records show no prior applications have been lodged on this site. However, there is an existing single storey dwelling and detached garage on the property.

### Site & Surrounds

The site is located on the western side of Schnapper Road. Adjoining development comprises dwelling houses with ancillary development and low density unit development. The topography is level.

The site contains an existing single storey dwelling with carport and a detached garage with attached awning at the rear.

The site is not identified as being "bushfire prone land" on Council's bushfire maps.

## **The Proposal**

The proposal comprises of converting the garage into habitable living area with an ensuite.

## **Applicable Planning Controls**

The following planning policies and control documents are relevant to the development and were considered as part of the assessment.

- Environmental Planning & Assessment Act 1979 – Section 4.15
- Local Government Act 1993 – Section 89
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Interim Development Order No 122
- Central Coast Council Local Environmental Plan 2022
- Central Coast Council Development Control Plan 2022

Environmental Planning & Assessment Act, Section 4.15 and Local Government Act, Section 89

## **Draft Environmental Planning Instruments**

No draft Environmental Planning Instruments apply to this application.

## **Permissibility**

The subject site is zoned R1 General Residential Central Coast Local Environmental Plan 2022. The proposed development is defined as residential which is permissible in the zone with consent of Council.

## **State Environmental Planning Policies**

### **State Environmental Planning Policy (Resilience and Hazards) 2021**

The provisions of State Environmental Planning Policy (Resilience and Hazards) 2021 require Council consider the aims and objectives of the SEPP when determining an application within the Coastal Management Area. The Coastal Management Area is an area defined on maps issued by the NSW Department of Planning & Environment and the subject property falls within this zone.

The relevant matters have been considered in the assessment of this application. The application is considered consistent with the stated aims and objectives.

## Central Coast Council Local Environmental Plan 2022

Development Standard	Required	Proposed	Compliance with Controls	Variation %	Compliance with Objectives
Clause number, name	details	details	Yes / No - see comments below	xx%	Yes / No - see comments below
4.3 / Height of Buildings	8.5 m	2.8m Existing unchanged	Yes	n/a	Yes
4.4 / Floor Space Ratio	0.50:1	0.3:1	Yes	n/a	Yes

### Zone R1 General Residential

#### 1 Objectives of zone:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.

The proposed development meets the objectives of the zone.

## Central Coast Development Control Plan 2022

Development Standard	Description	Required	Proposed	Compliance with Control	Compliance with Objective
Clause number, name	Clause description	details	Details	Yes No - See comments below this table NA	Yes No - See comments below this table NA
2.1.2.1	Building Heights	Principle building: Generally 8.5m (where mapped) or 10m if not mapped  Out buildings 4.8 /	n/a  2.8m	Yes	Yes

		7.0m	Existing unchanged		
2.1.2.2	Site coverage	Maximum <input type="checkbox"/> 60% <input checked="" type="checkbox"/> 50% <input type="checkbox"/> 40% <input type="checkbox"/> 30%	Existing changed	Yes	Yes
2.1.2.3	Floor space ratio	0.5:1	0.30:1	Yes	Yes
2.1.3.1 (Residential Lots)	Setbacks	Front: Average of two adjoining dwelling houses n/a Articulation zone: 1.5 m / 25 %n/a Secondary:n/a  Side:  n/a  Rear: 3.0 m / 6.0 m /0.9 for 50% length of boundary n/a	Existing setback unchanged	Yes	Yes
2.1.4.1	Views	View sharing- Compliance	Complies with view sharing	Yes	Yes
2.1.4.2	Visual privacy	Minimise overlooking	Complies with objectives	Yes	Yes
2.1.4.3	Private open space	Min Width 3m Area 16m <sup>2</sup> lot width <10m 24m <sup>2</sup> lot width > 10m Near level	Existing unchanged	Yes	Yes
2.1.4.4	Sunlight access	On June 21  At least 3 hours sunlight to 50% principal private open space  Adjoining land at	Existing unchanged	Yes	Yes

		least 3 hours sunlight to 50% principal private open space			
2.1.5	Car parking & Access	1 space if dwelling has 3 or less bedrooms  2 spaces if dwelling has 4 or more bedrooms	Existing carport satisfies requireme nts	Yes	Yes
2.1.6.3	Drainage	To public system or other approved system	Existing unchange d	Yes	Yes
2.1.7.1	Outbuilding s	Site areas/max Floor area (m2): up to 600=45 600-700=60 700-800=75 800-900=85 >900= 100	25m2	Yes	Yes
2.1.7.2	Detached studio	One per lot  Maximum floor area 50m2 Located behind main building line and integrated design	25m2	Yes	Yes
2.14	Site Waste Manageme nt	Appropriate disposal	WMP submitted	Yes	Yes
2.17.1	Character & Scenic Quality	Desired Character	complies	Yes	Yes

### Planning Agreements

The proposed development is not subject to a planning agreement / draft planning agreement.

### Development Contribution Plan

The proposed development is a development type that is not subject to section 7.11 development contributions under the Contribution Plan. Therefore, no contributions are applicable.

### Referrals

Internal Referral Body	Comments
Engineering	Supported, subject to conditions

### Political Donations

During assessment of the application there were no political donations were declared by the applicant, applicant's consultant, owner, objectors and/or residents.

### Public Submissions

The development has been notified in accordance with the provisions of Chapter 1.2 of Central Coast Development Control Plan 2022. There were no submissions received in relation to this proposal.

### Conclusion

This application has been assessed under the heads of consideration of section 4.15 of the Environmental Planning and Assessment Act 1979 and all relevant instruments and policies. The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development. Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact. It is considered that the proposed development will complement the locality and meet the desired future character of the area.

Accordingly, the application is recommended for approval pursuant to section 4.16 of the Environmental Planning and Assessment Act.

### Plans for Stamping

Located in CM Doc No. D15495501

### Supporting Documents for Binding with consent

Nil

### Recommendation

- A Council as consent authority grant consent to Development Application No DA/7/2023 for Alterations and Additions on Lot 3 DP 19704, 19 Schnapper Road, ETTALONG BEACH NSW 2257 subject to the conditions attached.
- B In accordance with section 4.53(1) of the Environmental Planning & Assessment Act 1979, this consent shall be valid for a period of five (5) years.

<b>Recommendation:</b>	Approval, subject to conditions
<b>Assessing Officer:</b>	James Sammut
<b>Recommendation Reviewed by:</b>	Not required