

16<sup>th</sup> March 2022

# Statement of Environmental Effects

*for proposed new dwelling and outbuilding at*

24 Garnet Road, Pearl Beach, NSW

Lot 61, DP 14817



<b>Gross Existing and Proposed Floor Area:</b>	540.85m <sup>2</sup>
<b>Site Area:</b>	803.00 m <sup>2</sup>
<b>Site Zoning:</b>	R2 – Low Density Residential
<b>Use:</b>	The use, two storey single dwelling house, is defined under the Gosford City Council Development Controls Plans 2013
<b>Development:</b>	The proposed development is to remove the existing structures on-site and develop a new two-storey dwelling, outbuilding and swimming pool. For the purposes of this statement, we have used the R2 zoning DCP requirements for the compliance table.
<b>Other:</b>	The site has been identified as Bushfire Prone Land (Low Risk) and may be subject to Acid Sulphate soils. The appropriate reporting is included with this application.

## Development Impacts

### A. Site and Context Suitability

- a) Site Constraints – The subject property has a gentle slope from the front to the rear and there would be no reason to believe it will have any ground water issues as the sandy soil is free draining. A visual inspection of the property revealed low moisture levels around the proposed dwelling.
- b) The natural ground levels will not change from what is existing surrounding the property.

- c) The subject property is located in close proximity to land affected by acid sulphate soils and the required reporting is included in this application.
- d) The proposed design of the dwelling house is compatible with Residential Development in this Low Density Development Area (R2).
- e) The allotment shape is irregular with the proposed property access via Garnet Road at the front entrance of the property.

#### **B. Present and Previous Uses**

- a) This site is not vacant as there is the existing 2 bedroom dwelling house and outbuilding already located on the property.
- b) The use of the immediate adjoining land on the Southern and Eastern side is used for residential dwelling housing. There is medium to dense bushland in surrounding areas.
- c) Thorough research suggests there is no information pertaining to the contamination of this land. I am *not* aware that the site is contaminated land.
- d) There has been no testing or assessment of the site for land contamination

#### **C. Development Standards**

##### **Gosford Local Environmental Plan 2018**

###### *Relevant Clauses:*

###### *Clause 4.1 Minimum subdivision lot size:*

- The provisions of Clause 4.1 of the GLEP 2014 establish a minimum lot size of 550m<sup>2</sup>. The existing lot will be retained as part of this development at 803m<sup>2</sup>, and a subdivision of the subject lot is not proposed.

###### *Clause 4.3 Height of Buildings:*

- The provisions of Clause 4.3 of the GLEP 2014 establish a maximum height limit of 8.5m for buildings. As shown within the plan set (sections and elevations) the overall height proposed of the dwelling does not exceed 8.4m at its highest point.
- Demolition of the existing buildings will also be in accordance with Clause 4.3 of the GLEP 2018

###### *Clause 4.4 Floor Space Ratio:*

- The provisions of Clause 4.4 of the GLEP 2014 establish a maximum FSR of 0.5:1 and within the location specific GDGP 2013 of Pearl Beach it states the maximum FSR is 0.4:1. The proposed FSR is 0.33:1 which is compliant with both development standards.

###### *Clause 7.1 Acid Sulfate Soils*

- The site is identified as being Class 5 Acid Sulfate Soils. There has been appropriate reporting complete and included within the development application.

### Gosford Development Control Plan 2013

The following is a table showing all the relevant compliance with **Development Controls in Part 3 of the GDCP 2013 and relevant parts of the GLEP 2018:**


Part 3.1	Development Control	Complies	Comment
3.1.3g	Outbuilding Setbacks	Yes	The proposed height of the outbuilding is approximately 3.8m, therefore, it is required that the setback is to be a minimum of 0.5m. The proposed setback is 0.6m and therefore compliant with this control.
3.1.5	Car Parking and Access	Yes	The proposed double garage is integrated within the design of the dwelling and satisfies the setback controls, whilst providing the minimum required 2 car parking spaces outlined within the GDCP 2013.  There is a proposed permeable driveway which will have no adverse effects on the Tree Root Protection Zone and to help provide a safe, accessible carparking for off street parking.
3.1.6.2	Retaining walls	Yes	The proposed maximum of 480mm of fill and associated retaining wall along the portion of the southern boundary is compliant with the outlined requirements within Cl. 6.1.6.2 Retaining walls GDCP 2013.
3.1.6.3	Drainage	Yes	The proposed stormwater will be demonstrated within the required Water Cycle Management Plan and the Hydraulic Engineers plans included within this submission.
3.1.7.2	Outbuildings	Yes	The maximum floor area of the outbuildings for lots with an area of 800m <sup>2</sup> -900m <sup>2</sup> is 85m <sup>2</sup> . The proposed floor area of the outbuilding is approximately 45m <sup>2</sup> which is compliant with the control outlined with the GDCP 2013.
3.1.7.4	Swimming Pools	Yes	The proposed swimming pool is compliant with all of the requirements outlined in the GDCP 2013 as it is located behind the setback from the primary road, it complies with side setbacks, and there is a proposed pool pump located inside a soundproof enclosure located underneath the outbuilding. Barriers will be compliant with AS 1984.1 - 2012

The following is a table showing all the relevant compliance with Development Controls in Part 5 Locations Specific Development Controls of the GDCP 2013 and relevant parts of the GLEP 2018:

#### 5.10 Pearl Beach Residential Development:

Part 5.10	Development Control	Complies	Comment
5.10.6	Tree Cover	Yes	The proposed works are designed in a way to retain as many mature trees located within the site as possible. A unique footing design has been developed to mitigate the risk to the existing trees on site. There is an arborist report attached within this development application. There are native trees

	Landscaping	Yes	<p>proposed to replace any trees which must or have been removed. Please refer to the landscape design included with this application.</p> <p>All planting will be in accordance with clause 5.10 of the GDCP 2013 and are included on the Landscape Plan provided.</p>
5.10.7	Site Development		
	Site Coverage	Yes	The proposed site coverage is compliant with the maximum allowable of 40% or 321.2m <sup>2</sup> with a proposed 39.48% or 317m <sup>2</sup>
	Open Space	Yes	The proposed open space is 484.81m <sup>2</sup> or 60.37% which is compliant with the minimum requirement outlined in section 5.10.7 Site Development, Section b, Part ii; where it states the minimum shall not be less than 50% of the total site area.
	Floor Space Ratio	Yes	The proposed floor space ratio is 0.33:1 which is compliant with the required 0.4:1 minimum outlined in section 5.10.7 of the GDCP 2013
	Hard Surface Areas	Yes	The proposed total of hard stand is 80.3m <sup>2</sup> or 10% of 803m <sup>2</sup> (site area), which is compliant with the requirements outlined within the GDCP 2013.
5.10.9	Building Setbacks and Building Lines	Yes	<p>The proposed works includes a front boundary setback of 9.01m which is compliant with the required 6m and the required 2m secondary side setback which is noted in section 5.10.9 GDCP 2013. The proposed ground floor proposed a 1m side setback and the first floor proposes a 2.21m side setback from the southern boundary which is compliant with requirements outlined within section 5.10.9 of the GDCP 2013.</p> <p>Council have also supported the proposed 3.2m setback to the eastern boundary due to the site being a corner allotment.</p> <p><i>“A 3.2m setback is proposed to the eastern boundary which is suitable due to the site is a corner lot.”</i></p>
5.10.12	Privacy	Yes	The proposed development includes both highlight windows and translucent windows, in particular along the southern boundary lines, and where necessary, to maintain high levels of privacy on the adjoining sites.
5.10.13	Views	Yes	The proposed development complies with the maximum building height standard of 8.5m under Clause 4.3 of GLEP 2014 and there will be no adverse effects to the view sharing corridors of neighbouring dwellings.
5.10.14	Solar Access	Yes	Shadow diagrams are provided which outline the compliance with the required outcome listed within section 5.10.14 Solar Access of the GDCP 2013.

	<b>Special Note:</b>		<p>As shown in the following shadow diagrams (during the winter solstice) the outdoor living and recreational areas receive an approximately 50% sunlight throughout the duration of the day with significantly more sunlight noted around the time of 3pm.</p>  <p>It should also be noted that the tree canopy of the subject site has more adverse effects on the adjoining land than the shadows of the proposed dwelling itself. The escarpment across the road on the northern side is steep and from 12pm on any day during the winter solstice the over shadowing would be extensive from the surrounding trees.</p>
5.10.15	Noise	Yes	<p>It is considered that a certain degree of residential noise is generate within a low-density residential area. The design of the proposal will ensure that the amenity of the neighbouring sites will be retained from noise impacts, as the proposed swimming pool and outdoor living areas are orientated towards the public open realm of Beryl Boulevard.</p>

All provisions above have been considered and the proposed development complies with the **‘Objectives’ and ‘Requirements’ in Part 3 of the GDCP 2013** and the relevant section of the **GLEP 2014**.

This report has also considered and restrictions and possible impacts the development may have in respect to *The Coastal Management Policy and in particular the **Pearl Beach Lagoon, Coastal Management Plan 2014***

#### **D. Air and Noise**

- a) **Air** – There are no onsite or nearby odour or fume sources proposed for this alteration.
- b) **Noise** – Hours of construction operation noise will be 7am – 5pm Monday to Friday and 8am to 3pm Saturdays unless otherwise instructed by council as a condition of consent. There are no other onsite excessive noise sources proposed for this alteration.

#### **E. Drainage - Soil and Water**

The proposed works are to minimise water runoff using sub surface drainage in areas of the new ground works. No stormwater will be affected by this proposal. Stormwater Plans are included with this application.

#### **F. Erosion and Sediment Control**

The impact of sediment and erosion the proposed development will have on adjoining property will be minimal. All areas of excavation will be properly and structurally retained and correct sub drainage installed behind these walls to ensure any sub surface water tables are not adversely affected. A Construction Management Plan drawing will be submitted with this application

which indicates the location of site management sediment and erosion control measures proposed to be in place during construction.

**G. Heritage – N/A**

**H. Environmental Sustainability – Please refer to the Basix Certificate submitted with this application**

**I. Waste Management**

A Waste Management Plan and Construction Management Plan will be included with this application for further detail. A summary of how these plans promote waste minimisation is as follows:

**Demolition Waste**

Sorted and reused where applicable. All metal products will be recycled through waste transfer, including roof tiles etc. All masonry will be separated and carted in waste bins or bogies to recycling plant.

**Excavation spoil**

All excess clean spoil from the footings proposed will be reused or spread onsite. Any excess clean spoil will be transported from site and disposed of at a certified Landfill site when it is not reused on site.

**Other waste and debris**

To be placed in Skip Bins provided by reputable waste bin company. They will be positioned on the existing driveway to the rear lane of private property.

**J. Site Management**

A summary of how the construction site will be managed to ensure public safety and minimise public inconvenience is as follows:

- a) There will be profitable site amenities located on site for use during construction.
- b) Access points for the construction site will be from the front and side boundaries on both roads adjacent to the property. The main access will be via Garnet Road.
- c) All excavation to the footings for the proposed works to the front of the dwelling will be by machine. Excess spoil will be removed from site.

***END OF STATEMENT***