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**STATEMENT OF ENVIRONMENTAL EFFECTS, CHARACTER
STATEMENT AND SUPPORTING INFORMATION FOR
PROPOSED SECONDARY DWELLING AT
No 172 VERON ROAD, UMINA BEACH
LOT 177 DP 236466**

ABN 53853266375

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INTRODUCTION

This statement of environmental effects is part of a development application to Central Coast Council to seek approval for the erection of a new secondary dwelling on a lot known as 172 Veron Road, Umina Beach. This application has been prepared on behalf of the owner of the land and has been based on the plans and information prepared by N A Hill Designs within the relevant land title.

The owner has supplied all the relevant information required for the preparation of this document and should be read in conjunction with the accompanying plans together with any other supporting documentation.

LOCATION

The 639.64m² site has a street address of 172 Veron Road, Umina Beach. The lot is mostly comprised of low vegetation with several trees ranging from substantial to non-substantial.

The surrounding residential development is characterised by an eclectic blend of one and two storey dwellings ranging from modest, post-war designs to dwellings of a contemporary appearance within a low density area.

PROPOSAL

The application includes the erection of a modern single storey structure. The proposed comprises of Two bedrooms, bathroom, laundry, kitchen, living room and a covered entertaining area using a 'Hip roof' design.

Attached with the application is a BASIX Certificate demonstrating compliance with energy efficient measures in the design of the dwelling.

Environmental Planning Instruments are applicable to the subject land and have been duly considered in the application of this development proposal and application.

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STATE ENVIRONMENTAL PLANNING POLICY (BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme throughout the State. A BASIX certificate is required for all new dwellings and has been considered in this application as a BASIX certificate has been submitted as part of this application.

LEP 2022

The *CC Local Environmental Plan* (LEP) is currently Council's primary planning control for development in the Gosford Local Government Area and establishes the requirements for use and development within the municipality. The LEP provides objectives, zones and principal development standards including minimum lot sizes, floor space ratios, densities and height of buildings. The zoning maps provided by Gosford City Council's website indicate the subject site is currently zoned R2 – Low Density Residential. The proposed use falls under the definition of a 'Secondary dwelling' under the LEP and is permissible subject to Council consent.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIANCE
HEIGHT OF BUILDING	8.5M	4.4M	YES
4.4 FSR	0.5:1	0.31:1	YES

GLEP 2014 – CLAUSE 7.1 ACID SULFATE SOILS

The site is not mapped in an Acid Sulphate Zone.

DEVELOPMENT CONTROL PLAN 2013 CHAPTER 2.1 - CHARACTER

The proposed secondary dwelling would be commensurate with the site coverage, height and scale of residential development within the immediate vicinity and in relation to the locale. The proposal incorporates sufficient open space to allow building separation and the protection of the native vegetation that surrounds the lot.

The design of the secondary dwelling incorporates various cladding finishes, utilising an appropriate schedule of finishes that would be compatible with the contemporary dwellings that have been erected in the locality. The secondary dwelling would incorporate balconies that would be modulated in a manner to alleviate monotonous design. The design incorporates a balance of horizontal and vertical elements to integrate breaks in form that is encouraged by the character statement for the area.



CCDCP 2022 – CHAPTER 3.1 – SECONDARY DWELLING – HOUSE AND ANCILLARY DEVELOPMENT

CONTROL	REQUIREMENT	PROPOSAL	COMPLIES
SITE COVERAGE	50% MAX.	31%	YES
FRONT SETBACK	AVERAGE OF NEIGHBOURS	NA	NA
SIDE SETBACKS	0.9 – 4.5 + 25%	900	YES
REAR SETBACKS	3M	1,900M	NO, SEE BELOW
CAR PARKING	2 SPACES	2 SPACES	YES
VIEWS	LECPP RELATING TO VIEW SHARING	COMPLIES	YES
POS	>16m ² Not > than 1:50 gradient	>16m ² >3m dim. <1:50 gradient	YES
Visual Privacy	Windows, in particular to main living areas and balconies, must not face directly onto windows, balconies or the principal private open space of adjoining dwellings.	Appropriately orientated windows, balcony and decks to minimise privacy impacts to adjoining dwelling-houses. Privacy screens also added.	YES

Sunlight Access	On June 21, 50% of the required principal private open space area for all dwellings should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm. On June 21, 50% of the required principal private open space on adjoining land should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm	COMPLIES	YES
Cut & Fill	Cut ≤1m if less than 1m from any boundary, or 3m if > than 1m from any boundary Fill - ≤1m above existing ground level. No retaining wall for fill ≤1m of a side or rear boundary unless within	MINIMAL CUT PROPOSED	YES

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	1.5m of any external wall of a dwelling.		
Clothes Drying areas	Located away from public domain	Located to rear	YES
Drainage	SW gravity fed or charged system to a public drainage system, or an inter-allotment drainage system, or an on-site disposal system.	STORMWATER TO EXISTING SYSTEM (STREET DRAINAGE)	YES

VARIATION TO THE DCP - CLAUSE 4.6.1.B IN THE LEP EXCEPTION TO DEVELOPMENT STANDARDS

170 Veron Road provides a precedence for building within the rear setback.

SOLAR ACCESS

The North orientation allows sufficient solar access to the dwelling-house and neighbouring properties during the winter solstice. As such the proposed dwelling would entail negligible shadowing impacts to the neighbouring properties.

PRIVACY

The proposed dwelling-house has been designed in a manner that would allow sufficient separation to alleviate the overlooking of the adjoining properties. Where privacy and over looking are a concern, privacy screens have been added to the design.

SEDIMENT CONTROL PLAN

As per council's development control plan.

CCDCP 2022 – CHAPTER 6.7 – WATER CYCLE MANAGEMENT

The intent of Water Cycle Management Chapter in the DCP 2022 is to minimise the impact of development on the natural water cycle. In this instance, the development would relate to this plan in regards to stormwater management. The proposal incorporates a rainwater tank to capture stormwater discharge from the development in accordance with the Water Cycle DCP. The proposed secondary dwelling incorporates water recycling measures in accordance with the BASIX requirements.

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CCDCP 2022 – CHAPTER 7.2 – WASTE MANAGEMENT

The proposed secondary dwelling will have access to the existing road waste collection system from the road reserve. The proposal would be consistent with the provisions of the waste management collection in the area with waste collection bins to be collected from the road reserve. Moveable garbage bins would be located within the garage to minimise visual impacts to the streetscape and the private open spaces within the site. A Waste Management Plan in relation to the recycling of materials and the disposal of waste during demolition and construction has been prepared and is provided with this application.

CONCLUSION

As detailed within this report, the development is consistent with the objectives, planning strategies and controls applicable to the site. The appropriate assessment has been undertaken to ensure that the development would not be detrimental to the environmental or amenity aspects of the site. The secondary dwelling proposal is consistent with the scale of development within the residential zone and is commensurate with the character of development within the surrounding area. The above analysis supports the Development Application for the erection of a secondary dwelling and that justifies a favourable determination by Central Coast Council.