

STATEMENT OF ENVIRONMENTAL EFFECTS

10th April 2024

Proposed Residence

At Unit 2 No 115 The Esplanade ETTALONG BEACH

Owner Mr V & Mrs J Paratore

Area 872.6 m²

DP SP/-/58865

Zoning R1 General Residential

Building Classification 2

Fall To the front (standing on The Esplanade)

Aspect North to the rear right (standing on The Esplanade)

PROPOSAL To enclose an existing deck

Justification of designer not to be registered if reference under the controls
“The installation of a roofed structure over a balcony, deck, patio or terrace. Weather open or enclosed, unless the roofed is installed above the existing topmost roof of the building”

Proposed enclosed existing deck is not above the existing topmost deck so the design does not need to be register for a class 2 building.

COUNCIL CONTROL

Central Coast Local Environmental Plan 2022

Clause 4.4 Floor Space ratio

(1) Objectives

- (a) Establish standards
Within required Complies
- (b) Ensure density, bulk, scale
Within existing bulk and size of development, in keeping with the existing streetscape Complies
- (c) Min adverse effects to adjoining
Again within the existing frame of the building no adverse effect to adjoining or public domain Complies
- (d) Design excellence in articulation and design
The proposed unclosed deck will not change the overall design the existing building complies with the articulation and modulation of design Complies

(2) Floor Space Ratio as per Maps 0.5:1

Site Area 872.6

Max FSR 50% of 872.6 m² = 436.3

Existing areas 378.25 m²

Proposed enclosed deck 10.61 m²

Total 388.86 Complies

(no included inn calculations Stairs, basement, external walls, car parking required by council) AS PR PLANS

(d) Not Heritage N/A

Central Coast Development Control Plan 2022

Chapter 3

3.3 Multi Dwelling Housing and residential flat building

	Proposed	
Floor Space Ratio 0.5: 1	Proposed enclosed existing deck into a sunroom no increase in floor space	N/A
Heights Max 8.5 2 Storey	Existing	Complies
Setbacks Front 6m		

Side 4m min 3.5	Existing	Complies
Car Parking	Existing	Complies
Articulation	Existing	Complies
Max Dimension of building	Existing	Complies
Articulation forms and Facades	Existing	Complies
Appearance of Adjoining	Existing	Complies
Purpose of Residential Amenity	Existing	Complies
Sunlight and Overshadowing	Existing	Complies
Site planning	Existing	Complies
Natural Cross Ventilation	Existing	Complies
Private open space	Existing	Complies
Communal Open space		N/A
Purpose of Housing choice	Existing	Complies
Dwelling Type	Existing	Complies
Accessible dwelling	Existing units	N/A
Purpose of Residential Address	Existing	Complies
Traditional address	Existing	Complies
Features of Traditional address	Existing	Complies
Features of Multi dwelling	Existing	Complies
Desired Sight lines	Existing	Complies
Facades	Existing	Complies
Articulation of Facades	Existing	Complies
Light-weight facades		N/A
Design of facades and privacy	Existing	Complies
Landscaped Areas	Existing	Complies
Building Services	Existing	Complies
Garbage Stores	Existing	Complies
Meters	Existing	Complies
Storage	Existing	Complies

Conclusion Great time has been taken to design the building to suit the topography of the site and at the same time meets all relevant council controls.
We look forward to a speedy approval and do not hesitate to phone the undersigned if there are any questions.

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