

18 March 2024.

## Central Coast Council

### Statement of Environmental Effects.

Based on Central Coast Council CCDCP 2022 & CCLEP 2022

**Lot 283, DP 714926, No 27, The Citadel, UMINA BEACH.  
R2 Low Density Residential.**

## PROPOSED CARPORTS.

In relation to the above Development Application I tender this Statement of Environmental Effects to demonstrate the consideration given regarding any potential impact the proposed development will have on the natural environment at the above mentioned property.

This property is situated on the eastern side of The Citadel, at Umina Beach. The subject site is flanked on all sides by a similar sized 1 and 2 storey dwellings. Across the road to the west are again similarly scaled homes. Streetscape impact by the proposed Carports will be minimal due to the simple complimentary open design.

Materials used will all be of new quality and will match the existing home in both texture and colour.

Site Excavation will be nil as the proposed Carports will be sited directly over the existing sections of concrete driveway area.

### 1 DENSITY

Remains unchanged as the proposed Carport will be sited over the existing concrete driveway.

### 2 HEIGHT

Carport 1 will have a maximum height above NGL of 3650mm where the roof intersects with the existing 2 storey wall. Carport 2 will have a maximum height above NGL of 2800mm where the roof intersects with the existing lower floor level deck and balcony. Both well within the permissible allowances of **CCDCP 2022 2.1.2.1** as copied and pasted below.

*2.1.2.1 Building Height The construction of a dwelling house, secondary dwelling or ancillary structure is restricted to a maximum building height. This height is measured from the existing ground level, which is the ground level of a site at any point, before any earthworks (excavation or fill) has taken place.*

#### OBJECTIVES ▪

*To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality ▪*

*To ensure that the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views ▪*

*To ensure that building height is compatible with the scenic qualities of hillside and ridgetop locations and respects the sites natural topography*

## REQUIREMENTS

*a Central Coast LEP 2022 contains a Height of Building Map for certain areas within the Local Government Area (LGA). In accordance with Clause 4.3 (2) of Central Coast LEP 2022, the height of a building in these areas is not to exceed the maximum height indicated on this map except as provided for by Central Coast LEP 2022 Clause 5.6-Architectural Roof Features.*

*Note: any proposed variation to the requirements of Central Coast LEP Clause 4.3 must be justified with a written request for variation addressing the provisions of Central Coast LEP Clause 4.6- Exception to Development Standards and the OBJECTIVES stated above.*

*b The maximum building height for dwellings in areas not specifically mapped by the Central Coast LEP 2022 is 10m.*

*c Building Height shall generally not exceed two storeys. Three storey dwellings will generally only be supported on steeply sloping sites, where the three-storey component extends for only a small section of the dwelling or where the lowest storey is contained predominantly within a basement level below natural ground and the maximum building heights are not exceeded.*

*d The maximum building height for outbuildings and detached ancillary development is: i 4.8m on land zoned R1, R2, R3 or RU5*

## 3 SETBACKS

Most of the setbacks as proposed are required due to the existing 2 metre wide Sewer easement (B) and Right of Carriage Way easement (H) as can be seen on the attached Site Setout Plan.

Carport 1:

<b>Front</b>	<b>west</b>	<b>= 2000mm (non compliant)</b>
Side	north	= 935mm
Rear	east	= N/A
Side	south	= 11100mm

Carport 2:

Front	west	= 8680mm
Side	north	= N/A
Rear	east	= 24200mm
<b>Side</b>	<b>south</b>	<b>= 250mm (non compliant)</b>

1 - Please refer to the attached site setout plan with dimensions.

2 – We ask Council to permit the proposed Carport setback variations based on the following consideration given to CCDCP 2022 Clause 2.1.3 Setbacks:

- The setback variation is minor in its width being only 6250mm on a site frontage of approximately 18300mm or approximately 34.15% of the site width.
- The visual focus of the development will remain the **dwelling** as previously mentioned the proposed Carport is only 6.25 metres wide and all that is seen is 2x150x150 columns with a very gentle roof pitch resulting in very little visual bulk.
- Views, privacy and solar access will remain unchanged to the adjoining dwelling by the single level proposal with its small roof structure which will be largely hidden from view by the existing, maturing screening hedge as pictured below.
- The potential view corridor will remain unchanged as the Carport is essentially a see through structure with the existing garage at the rear.
- The proposed Carport will have Nil effect on any somewhat nearby waterbodies and the proposal suits the natural topography of the subject site.
- Deep soil areas will also remain unchanged as the proposed Carport will sit directly over the existing concrete driveway/uncovered parking area.
- We ask that Council give favourable consideration to the subject proposal that whilst it does not fully comply with setback guidelines does achieve the aims and objectives of Council's legislation original approval DCP 2022 excerpt below..

### 2.1.3.1 Setbacks – Residential Lots

The following setback requirements apply to dwellings and all ancillary development on a lot zoned R1, R2, R3 or RU5:

#### REQUIREMENTS

Aspect Minimum Setback a Front boundary (from the primary frontage) for primary and secondary dwellings and ancillary development (including outbuildings) Note: front setback provisions above exclude permissible articulation – refer to Section 3.2 below.

- (i) To a local roadway on lots with a site area greater than 300m<sup>2</sup> The average distance of the setbacks of the nearest 2 dwelling houses having the same primary road boundary and located within 40m of the lot on which the dwelling house is erected, or If 2 dwelling houses are not located within 40m of the lot - 4.5m Note: For the purpose of calculating the setbacks of the nearest 2 dwelling houses • any ancillary development is to be disregarded, and • building elements that are permitted in the articulation zone are not included
- (ii) (ii) To a Classified Road. 7.5m
- (iii) (iii) To a local roadway on lots with a site area up to 300m<sup>2</sup> 3.0m
- (iv) (iv) **The minimum required setback for garage and carport structures and the like A minimum of 1m behind the front boundary setback**



**Image 1.** - View from the west toward the proposed Carport 1 site over the existing concrete driveway hardstand area.

Other local similarly sited & scaled Carports & Garages can be seen at:

- #21 The Citadel (Next door)
- #15 The Citadel
- #22 The Citadel (Opposite)



**Image 2.** – View from the west toward the site of the proposed Carport 2. Note existing hardstand concrete area the Carport is to be located over.

#### **4 EXTERNAL APPEARANCE AND DESIGN**

Remains unchanged as the Carports have been designed to match/compliment the existing dwelling with horizontal and vertical elements similar to the front elevation of the existing home.

#### **5 PRIVATE OPEN SPACE**

Remains unchanged.

#### **6 PRIVACY**

Remains unchanged.

#### **7 SUNLIGHT**

Remains unchanged

#### **8 VEHICLE ACCESS AND PARKING**

Vehicle access remains unchanged except for the cover that both of the proposed Carports will provide covered protection from the nearby trees which as previously stated is to be sited over the existing western and southern concrete driveways.

#### **9 LANDSCAPING**

Remains unchanged.

#### **10 FENCING**

Remains unchanged.

## 11 HERITAGE IMPACT STATEMENT

Whilst this site is not within a Heritage or Heritage conservation area consideration has been given to the scale, size and bulk of the proposed development in relation to the direct neighbours and the theme of the surrounding houses.

## 12 CHARACTER STATEMENT

### *Landscape Character*

*The Woy Woy Bays Landscape Unit consists of mangrove-fringed inlets with naturally vegetated steep hills and cliffs on the Brisbane Water Escarpment as the western backdrop, the railway embankment to the east. Isolated groups of huts and more modern dwellings at the slope foot and lower parts.*

*The Woy Woy/Umina Landscape Unit is an extensively urbanised area of essentially flat land on sand sheets and sand dunes at the southern entrance to Brisbane Water. Strict road grid pattern with many older style dwellings, beach huts, beachcomber style shacks plus extensive more recent infill redevelopment. Pleasant beach and bay side outlook from locations at the fringes with some enclosure provided from surrounding vegetated escarpment.*

## 13 DRAINAGE CONTROL

Remains unchanged with the 2 new downpipes being connected to the existing site system and outlet.

## 14 BUSH FIRE

The RFS website classifies the subject property as **bushfire prone**.

We have completed the attached RFS "building on bushfire prone land" self-assessment with a result of BAL 29. All works will be in accordance with AS 3959-2018.

## 15 ACID SULPHATE

N/A

## 16 FLOODING

N/A

## 17 SERVICES

Remains unchanged.

This Development will further enhance and utilise the local environment and its existing infrastructure in accordance with the Council's guidelines.

We hope this application meets with a speedy and favourable response from Council.

Yours Faithfully,

B.A.Baldock