

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

Proposed In-ground Pool & Cabana

Lot 398 DP 10570, No. 37 Palm St, Ettalong Beach NSW 2257

Applicant: KM Design Partners
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SITE CONTEXT

The property known as 37 Palm St is zoned R(1) General Residential Development and is presently occupied by a double storey dwelling under construction. There is minimal vegetation on the site.

The lot has an area of 585.03m² and slopes from north to south

The Southern boundary fronts Palm St and provides access to the site.

The Northern boundary fronts a Lane and provides access to the site.

There are existing dwellings on the blocks adjacent to the East & West.

THE PROPOSAL

The proposal involves:

- In-ground pool
- Detached Cabana

STATUTORY CONTROLS

Central Coast LEP 2022

Under the provisions of CCLEP2022 the site is zoned R(1) 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.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

DEVELOPMENT CONTROL PLAN:

PART 3: Specific Controls and Development Types

Chapter 3.1 – Dwelling Houses and Ancillary Structures

3.1.2 Building Scale

3.1.2.1 Building Height

The proposal will result finished ridge height of 8.70AHD or 3150mm above ground level. The proposal complies with this section of the DCP.

3.1.2.2 Site Coverage

The proposal will result in a site coverage of 223.50m² or 38.2% which complies with the maximum permitted being 50% or 292.51m².

3.1.2.3 Floor Space Ratio

The proposal will have no effect on the current FSR.

3.1.3 Setbacks

3.1.3.1 Setbacks – Residential Lots

The proposed setbacks comply with this section of the DCP

3.1.3.3 Articulation Zones

The proposal complies with this section of the DCP.

3.1.4 Residential Amenity

3.1.4.1 Views

The proposal will have no effect on the neighbouring properties views.

3.1.4.2 Visual Privacy

The proposal will have no effect on the neighbouring properties visual privacy.

3.1.4.3 Private Open Space

The proposal has no effect on the existing private open space currently located on the northern side of the existing dwelling.

3.1.4.4 Sunlight Access

The proposal will have no effect on the existing sunlight access to the private open space of 37 Palm St or adjoining properties.

3.1.5 Carparking & Access

The proposal will have no effect on the existing carparking. No new cross over is required.

3.1.6 Earthworks, Structural Support and Drainage

3.1.6.1 Earthworks

The proposal will require minimal earth works in preparation for the in-ground pool.

3.1.6.2 Retaining Walls and Structural Supports

The proposal will not require any retaining walls or structural supports.

3.1.6.3 Drainage

All stormwater drainage collecting as a result of the proposal will be conveyed by a gravity fed or charged system to a public drainage system, or an inter-allotment drainage system, or an on-site disposal system.

3.1.7 Outbuilding & Other Ancillary Development

3.1.7.4 Swimming Pools

The proposed pool complies with this section of the DCP.

Part 6: Environmental Controls

Chapter 6.7 – Water Cycle Management

The intent of Water Cycle Management Chapter in the Gosford DCP 2013 is to minimize the impact of development on the natural water cycle. In this instance the development would relate this plan regarding stormwater management. The proposal incorporates a rainwater tank to capture stormwater discharge from the development in accordance with the Water Cycle DCP.

Part 7: General Controls

Chapter 7.1 – Car Parking

The proposal will have no effect on the existing carparking. No new cross over is required.

Chapter 7.2 – Waste Management

The proposal will have access to the existing Road waste collection system from Palm St. 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 frontage. Moveable garbage bins would be located within a screened location to minimise visual impacts to the streetscape and the private opens spaces within the site. A Waste Management Plan in relation to the recycling of materials and the disposal of waste during construction has been prepared and is provided with this application.

Bushfires

The site is not classed as bushfire prone land.

NSW Building and Sustainability Index (BASIX)

A BASIX certificate is not required for this project.

Conclusion

As detailed within this report, the proposal 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 proposal is consistent with the scale of development within the residential zone and is commensurate with the character of development within the surrounding area.

As the proposal meets the objectives of the applicable planning instruments and the overarching strategic goals for the residential zone and Central Coast Local Government Area, it is considered that the proposal is suitable for the site. The above analysis supports the Development Application for the proposed alterations and additions and that justifies a favourable determination by Council.