

STATEMENT OF ENVIRONMENTAL EFFECTS & CHARACTER STATEMENT

Proposed Conversion of Existing Garage to a Workshop/Studio

For L. Rizzello & E. Lovell

At Lot 3 No.19 Schnapper Rd., Ettalong Beach

The property we are seeking permission to construct our new alterations at is zoned R1. The proposed new works are permissible within this zoning.

During the process of the design, we have referred to the Central Coast Council DCP 2022, including Chapter 2 Part 2.1 Dwelling Houses, Secondary Dwellings & Ancillary Development & also the Central Coast Local Environmental Plan 2022.

There are no variations to D.C.P. 2022 or L.E.P. 2022 to be requested.

The external design of the proposed will be completed to match in with the existing dwelling & surrounds, which is well suited to the area, with the colour scheme in keeping with the existing dwelling also.

There will be no change to the existing roof & therefore there will be no change to the existing stormwater discharge. Leaf guard will be installed to the existing roof gutter system to prevent any debris entering into the stormwater system.

The residence is connected to an existing sewer system & all new work will be connected to this system.

The property is free of any easements & right of ways & there are no trees being removed.

With respect to the design of the new works, we feel we have taken into account the requirements of all the relevant planning instruments including SEPP (Coastal Management) 2018 & we feel that we satisfy the aims & objectives of this state government policy.

On a whole we feel that this development will have no negative effect on the environment and / or its surrounds and therefore look forward to your favourable response.

Yours Faithfully,
Luigi Rizzello & Elizabeth Lovell