

Statement of Environmental Effects

PROPOSED GARAGE

LOT 424 DP 250706

31 CASTLE CIRCUIT

UMINA BEACH, NSW 2257



Prepared for

Central Coast Council

Prepared by

JTP Architectural Drafting

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Property address:

31 Castle Circuit, Umina Beach, NSW 2257



Lot Plan No:

424/DP 250706

Site & Existing Buildings:

The property is located 31 Castle Circuit, Umina Beach, NSW 2257. The block of land is approximately 615m² in site area and faces North onto Castle Circuit. A split level dwelling exists on the property. There is a vehicle crossing on Castle Circuit elevation.

Council:

Central Coast Council

Parish:

Patonga

County:

Northumberland

Relevant Environmental Planning Instrument:

Central Coast Local Environmental Plan 2022
Central Coast Development Control Plan 2022

Zoning of Subject Land:

R2 - Low Density Residential

Description of Property as is:

Residential House

Proposed Development:

Proposed garage

Permissibility of development:

Council's LEP permits the development with consent

Neighbour impact:

It is considered that the development will have no detrimental effect on neighbouring properties

Streetscape:

It is considered that there will be minimal effect on the streetscape.

Stormwater:

Stormwater will be directed to existing system

Erosion/Sedimentation:

Minimal excavation of site, to be distributed on-site there will be no detrimental effect to the environment.

Heritage:

The building/area is not considered as heritage

Vegetation:

No vegetation is to be removed. No removal of trees is sought

Site Coverage

N/A

Earthworks

The proposed development does not require any earthworks.

Retaining Walls & Structural Support

The proposed development does not require the use of retaining walls.

Drainage

All stormwater drainage collected as a result of the erection of the proposed development, will be conveyed to the existing on-site disposal system.

Height of Building:

Max height - 8.5 m complies 3.23m

Setbacks:

The owners are seeking a variation to the council front setback, due to the topography of the land, the location of the garage represents the most ideal location, this will allow the owners to safely park their vehicles off street, thereby freeing up on street parking for residents. The location allows for the least amount of disturbance to the site and requires minimal piercing.

Bushfire:

Council's mapping indicates the allotment is in a bushfire buffer zone.

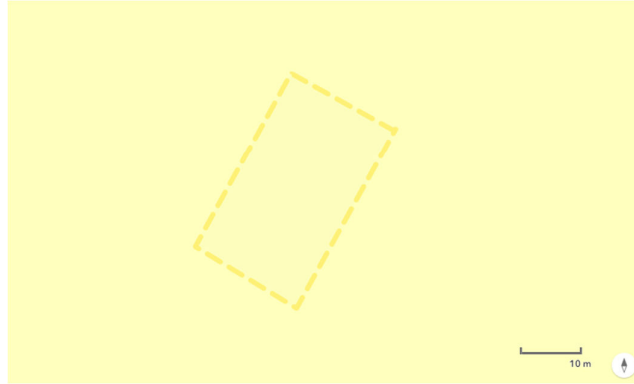
**Flooding:**

Council's mapping indicates the allotment is not in a flood zone.



Acid Soils:

Council's mapping indicates the allotment is Risk Category: Class 5: Acid sulfate soils are not typically found in Class 5 areas.



Overshadowing:

The proposed structure will not overshadow any neighbouring houses

Energy efficiency:

The proposed structure is considered to have no detrimental effect on the energy efficiency of the dwelling.

Traffic movement:

The proposed structure will not increase traffic movement in the area

Development Use:

To create a raised garage that will allow the owners to park their vehicles safely off street.

CONCLUSION:

The above proposed development is in keeping with Council codes and regulations and the principles of these codes and regulations with the client's requirements, the proposed development is in keeping with the existing building and with its surroundings.

We would appreciate it if the Certifier reviews all of the matters and provides the clients with feedback that will enable them to proceed with the preparation of the Complying Development Application submission to the Certifier.

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