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STATEMENT OF ENVIRONMENTAL EFFECTS

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Ref: 020818**

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Central Coast Council

DA: Carport to existing two storey residence

1 Casuarina Close

Umina Beach

STATEMENT OF ENVIRONMENTAL EFFECTS.

1.0 Introduction

This Statement of Environmental Effects (the 'Statement') accompanies a Development Application (DA) Prepared by Richard Altavilla, for a carport to an existing two storey brick residence. The proposed carport will consist of the following items:

1. Colorbond aluminium posts
2. Colorbond steel beams
3. Colorbond steel roof sheeting
4. Colorbond steel perimeter guttering
5. Round PVC downpipes

This statement describes the site and surroundings, details the nature of the proposed additions and undertakes an assessment of the proposal as required using the heads of consideration under section 79C of the Environmental Planning and Assessment Act, 1979.

Detail architectural plans of the works will be accompanying this statement.

2.0 The Site and Surrounding Area

The subject site is 1 Casuarina Close and legally described as Lot 1 of Deposited Plan 700742. The site is gently sloping and the existing building is a two storey brick residence with a tile roof. The upper floor being brick with tile and carpet floor covering. The lower floor is concrete and tiled. The residence could date back around the late 1980's.

The adjoining neighbour No. 11 on the eastern side is a single storey construction with a metal roof and has similar topography. On the southern side No. 3 has similar terrain and is a single storey construction with a metal roof.

2.1 1 Casuarina Close Umina Beach

Lot 1 of DP 700742 has a frontage to Casuarina Close with a total site area of 609 square metres.

Lower floor has a living, dining and kitchen area with a laundry and storage area. The upper floor has the bedroom areas with bath and ensuite.

3.0 The Proposal

The proposal is a DA to an existing two storey brick and timber residence. The proposal will be looking at providing a steel unenclosed carport with a small adjoining awning.

3.1 Development Statistics

Gross Floor Area

Site Area	609 m ²
Area of existing house	219 m ²
Area of proposed carport	37 m ²

4.0 ENVIRONMENTAL ASSESSMENT

This section undertakes an assessment of the proposals incorporation of sustainable measures.

The site is Zoned R1 Residential. Under the scheme the proposal is permissible with consent.

Built Form (bulk, scale and character)

The carport proposal is compatible with other carports in the area and is not bulk in size. It will be a two car spaced carport.

The upgrade to the residence will not only improve the existing structure by providing off street parking but will also enhance the character of its neighbouring houses.

4.2 The Likely Impacts

The proposal will contribute a minimal amount of noise whilst construction is being undertaken. As it will take only a days to complete. However works will be carried out as to Council requirements.

No existing trees will be affected by the proposed development.

4.4 The Suitability of the Site for Development.

Given the site is an existing development, and the minimal scale of the proposal. The site is deemed to be suitable.

4.5 The Public Interest

The proposal would have no detrimental impact on the public interest as it is consistent with the overall aims, objectives and future desired characteristics of the LEP. More over there would be no demonstrable amenity impacts to neighbours as a result of the application.