



STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT ADDRESS: LOT 2 DP 502116
124 BARRENJOEY ROAD
ETTALONG BEACH NSW 2257

CLIENT: KRISTEN JULIE RAEMAREE RUSSO
MICHAEL ANDREW RUSSO

COUNCIL: CENTRAL COAST

DATE: 19th November 2024

REVISION 3

NEW EDGE HOMES
CNR SAPPHO RD & HUME HIGHWAY
WARWICK FARM NSW 2170

JOB NO. 5005820

1. SITE CONDITIONS

The subject site is located on the Eastern side of Barrenjoey Road in the suburb of Ettalong Beach and is the subject of this application. The property is currently vacant and will be developed with a proposed two storey residential dwelling with an attached granny flat.

The site fronts Barrenjoey Road and has a total area of 557.40m². The entire block has a fall of approximately 1.1m from the front to the rear (West to East).

Contextually, the locality is characterised and developed by a mix of single and two storey residential dwellings, and are comprised of homes featuring façade modulation of either brickwork, weatherboard or cement rendered finishes, appropriate to today's contemporary design standards.

2. PROPOSED DEVELOPMENT

The proposal is to develop a residential dwelling consisting of open plan entertaining and living areas, alfresco and a lock up garage. The bedrooms, bathrooms and media are situated on the first floor. The attached granny flat consists of a bedroom, living areas and an alfresco. The dwellings have a total floor area of 393.20m².

This design is well suited to the existing streetscape and character in this part of the Ettalong Beach area. The dwelling compliments the surrounding streetscape, demonstrating a well-adapted design language that is contemporary. The design articulates well-modulated external walls and variations in roof geometry, minimizing the bulk and scale of frontage. The front façade features recessed walls and an entry porch to define the entrance to the dwelling.

The proposed material finishes are contemporary and include a mixture of face brick, render, cladding and a metal roof, which does not aesthetically impinge on the Council's streetscape and architectural design controls. Its architectural elements and vision for future construction sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape reinforces a well-designed proposal that incorporates a well-articulated front façade incorporating architectural design elements.

3. PRESENT AND PREVIOUS USES:

Figure 1 LEP ZONING SHOWING SUBJECT ALLOTMENT (YELLOW)



Currently the allotment is vacant and is zoned R1 – General Residential. The proposal is to maintain this and develop a residential dwelling.

4. IMPACT OF THE DEVELOPMENT

The proposal has no social or economical impact on the locality.

The dwelling complies with the required front setback, adapts with the adjoining sites, and have no detrimental impact on the streetscape. The side setbacks also comply with Council's minimum requirements and therefore do not negatively affect adjoining dwellings in terms of privacy and amenities. The dwelling is designed in accordance with Council's DCP design controls and have minimal impact on the streetscape, given the quality of the design.

The proposed landscaping will be done by the owners upon completion of the home. There will be minimal disturbance to the natural slope of the land and the proposed dwelling will follow the grade of the land. Stormwater will be conveyed to the proposed water tank with the overflow discharged to the kerb, which satisfies Council's requirements.

There will be tree removal on site to allow for the proposed dwelling and driveway to be constructed. The proposed trees to be removed are tree numbers 1 and 2 to the front right hand side of the site and tree numbers 3 and 5 at the rear of the site. Tree numbers 4, 6 and 7 will be retained at the rear of the site and protective measures will be installed before commencement of any building or civil works on site. The two removed trees to the front of the site will be replaced with two trees on the left side of the site. Please refer to the arborist report by Abacus Tree Services dated 14.11.24 submitted with the application.

5. SUITABILITY OF THE SITE

The proposal is consistent with the character of other developments in the street and is therefore compatible with the locality. The setback and window configuration ensures no detrimental effect on the adjoining sites and solar access is not compromised due to our proposed offsets to setbacks.

6.RELEVANT PLANNING INSTRUMENTS AND DCPS:

Pursuant to Planning Certificate under Section 10.7 of the Environmental Planning & Assessment Amendment Act 1979 the following heads of consideration apply: -

Local Environmental Plans (LEP's)

Central Coast Local Environmental Plan 2022

State Environmental Planning Policies (SEPP's)

State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
State Environmental Planning Policy (Sustainable Buildings) 2022

Zoning and Land Use

The Central Coast Local Environmental Plan 2022 identifies the land as being the following zone:

Zone R1 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

7. GENERAL DCP SUMMARY:

Relevant Planning Instruments

The subject site is situated in the area (Zoned R1 – General Residential) under the Central Coast Local Environmental Plan 2022. Compliance with the Central Coast Development Control Plan 2022 is summarised in the following table:

Issue	Council Requirement Min	Proposed		Comment
Front Setback (m)	<i>7.5m to building façade 1.5m articulation zone</i>	<i>7.5m 25% articulation zone width allowed = 5.720m Proposed articulation width = 3.950m</i>		<i>Complies</i> <i>Complies</i>
Side Setback (m)	<i>Min. 900mm - All lots where building height is >4.5m</i>	<i>LHS:1600mm</i>	<i>RHS:5130mm</i>	<i>Complies</i>
	<i>Min. 900mm - lots >12.5m wide at the building line with a building height of up to 4.5m</i>	<i>LHS:1600mm</i>	<i>RHS:920mm</i>	<i>Complies</i>
Rear setback (m)	<i>GF – 3m Private allotment for any part of the building with a height of up to 4.5m</i>	<i>7.716m</i>		<i>Complies</i>
	<i>FF – 6m Private allotment for any part of the building with a height >4.5m</i>	<i>12.945m</i>		<i>Complies</i>
Floor Space Ratio	<i>Max. 0.50:1</i>	<i>0.50:1</i>		<i>Complies</i>
Site Coverage	<i>450m² - <900m² = max 50%</i>	<i>38%</i>		<i>Complies</i>
Landscaping	<i>Min. 24m² Lots with width >10m</i>	<i>58%</i>		<i>Complies</i>
Private Open Space	<i>Lots with a width greater than 10m wide at the building line 24m². Minimum dimension of 3m.</i>	<i>➤ 3m and 162.92m²</i>		<i>Complies</i>
Car Spaces	<i>2 spaces if dwelling has 4 or more bedrooms</i>	<i>2 spaces behind building line</i>		<i>Complies</i>
Stormwater Disposal	<i>All stormwater drainage collecting as a result of the erection of, or alterations or additions to, a dwelling, outbuilding or ancillary development must be conveyed by a gravity fed or</i>	<i>To water tank. O/flow to the kerb</i>		<i>Complies</i>

	<i>charged system to a public drainage system, or an inter-allotment drainage system, or an on-site disposal system.</i>		
Height Limit	<i>Max. 8.5m</i>	<i>7.90m</i>	<i>Complies</i>

6. OPEN SPACE & LANDSCAPING

Referring to the Landscape plan it is indicated that the owners of the property will have ample amount of open space to enjoy and landscape as desired.

7. ECOLOGICAL SUSTAINABLE DEVELOPMENT:

The proposal demonstrates cross flow ventilation throughout the dwelling. Wall insulation to the value of R2.0 and ceiling insulation to the value of R3.5 has been included in this design to keep the house warm in winter and cooler in summer.

It is proposed to install an above ground rainwater tank with a total capacity of 3,000L. Water from this tank will be used for flushing toilets, garden taps and the laundry washing machine. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be reached.

8. PRIVACY, VIEWS AND OVERSHADOWING:

The attached plans indicate that we are constructing a double storey dwelling with an attached granny flat, which will not have overshadowing concerns onto the neighboring property. The minimum 3 hours of sunlight to POS of the dwelling and any adjoining dwellings between 9.00am and 3.00pm on 21 June will be achieved. Details have been provided in architectural drawings for winter - June 21 9am, 12pm, and 3pm.

The setbacks and window configuration of our proposal ensure that the privacy of the adjoining sites will not be affected.

9. SUBMISSIONS

It is expected surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

10. CONCLUSION

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully

New Edge Homes
Ph: 1300 817 634