

# Statement of Environmental Effects

**Client:** Nicolino Vacari

**Project:** Proposed Removing the Existing Shed and Build a New Detached Secondary Dwelling (Granny Flat) With Attached Alfresco.

**Address:** Lot 38, 334 Ocean Beach Road, Umina Beach, NSW, 2257

**Local Government Area:** Central Coast Council

**Date:** 19/11/2024

## ***Introduction***

The proposal consists of the following works at Lot 38, 334 Ocean Beach Road, Umina Beach, NSW, 2257 DP: 9103

- Removing the Existing Shed.
- Build a new Detached Secondary Dwelling (Granny Flat) with Attached Alfresco.

This statement accompanies Architectural Plans & BASIX Certificate prepared by BENYANA Building Design.

## ***Location***

The site is located on the Western Side of Ocean Beach Road and Northern Side of Britannia Street. Adjoining to the left side is a Single Storey House and to the rear is a Laneway.

The surrounding streets consist of a mix of dwellings of varying age, condition and size.

## ***Site***

There are no site conditions which represent any constraints on the proposed development as summarized below:

- The surrounding does not possess any significant views.
- Heritage items are not located on the site or in the immediate locality.
- The site does not possess any significant topographical features, remnant strands of trees, fauna habitants, urban bush land, creeks and gullies.
- There is no evidence of any filling having been placed on the site, nor is there evidence of land contamination.

## ***Description of the proposal***

The proposal consists of the following:

- Removing the Existing Shed
- Build a New Detached Granny Flat with Attached Alfresco (Single Storey)
- Architectural plans have been provided.
- Stormwater plan has been provided.
- BASIX certificate has been provided.

## ***Ground floor***

The ground floor consists of living + dining room, kitchen, Laundry, bathroom, one bedroom with w-r and one bedroom with w-i-r & en-suit, as well as an attached alfresco.

### ***Streetscape***

The existing streetscape of Ocean Beach Road & Britannia Street is residential in character, consisting of single and double storey dwellings that are set on similar width blocks with consistent setbacks.

The roof forms comprise of hip roofs for most of lots and with parapets and skillion for another roofs. Most of the roofing materials are roof tiles as selected.

The proposal is consistent with and will complement the above characteristics of Ocean Beach Road & Britannia Street as follows:

- The height of the proposed Granny Flat is consistent with recently built dwelling in the locality.
- The minimum front setback is maintained, conforming to adjoining properties.
- The style of the proposed Detached Granny Flat is like recently built dwellings in the Existing Site as well as all the finishing color and materials to be matched with the existing dwelling.

### ***Preservation of views and privacy***

The existing visual and oral privacy of the adjoining properties and of the proposed Granny Flat have been considered.

- Privacy to adjoining properties has been considered by fencing all the lot's boundaries. Given the above, there are no apparent privacy issues arising from the proposal and complies with Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.

### ***Surveillance***

The proposed Granny Flat will have ample surveillance to the front of the Dwelling. It is proposed to provide windows to the living areas for surveillance. The following points have been incorporated into the design of the new Granny Flat:

- Landscaping is designed not to allow would-be intruders to hide.
- The use of sensor lights to detect movement at night whilst saving on lighting costs.

### ***Vehicular Access and Parking***

All vehicular access is via Ocean Beach Road onto the proposed left of carriageway.

### ***Stormwater Drainage***

Stormwater plan has been submitted for council approval. All stormwater issues have been addressed.

Given the above, the proposal complies with Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.

### ***Setbacks***

All setbacks comply with Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.

Minimum front, rear and side setbacks-refer to the site plan.

Given the above, the proposal complies with Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.

### ***Energy Conservation***

Design elements have been considered by providing natural ventilation and natural lighting to habitable rooms. Attached to this application is the BASIX Certificate.

It is Complies with Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.

### ***Conclusion***

The proposal is consistent with and will complement the streetscape characteristics of Ocean Beach Road & Britania Street, Umina Beach.

The dwelling is complying the objectives of the Floor Space Ratio (FSR) and complies with the minimum setbacks.

In addition, energy efficient features have been incorporated in the design of the dwelling and BASIX Certificated has been provided.

Given the above, the proposal is consistent with the objectives of the Central Coast Development Control Plan 2022-Chapter 2 Dwelling Houses Secondary Dwellings and Ancillary Development.