

## STATEMENT OF ENVIRONMENTAL EFFECTS

- 1 **PROPERTY AT:** Hn 167 North Burge Road, Woy Woy NSW 2256  
LOT 88 DP 31785
  
  - 2 **ZONING:** The land is Zoned R2
  
  - 3 **SITE DESCRIPTION:**  
The subject land's area is 1060.50m<sup>2</sup>. The site is fairly flat. The Site has a concrete stormwater channel running under parts of it. The existing property consists of an existing dwelling constructed in approx 1970's. The walls are constructed from timber, and it's clad with face brickwork ( brick veneer ) and weatherboards. The roof is covered with concrete roof tiles and low metal roofing over the existing extensions. The street aspect faces East.
  
  - 4 **DESCRIPTION OF WORKS:**  
The proposed development details raising the walls of the existing extensions, extending the Ensuite and Laundry, and forming a new 5 degrees metal roof over the existing extensions, along with a new 'Vergola' roof.
  
  - 5 **MAPPING:**
    - 5.1 **BUSHFIRE ASSESSMENT**  
This property is not recognized as 'Bushfire Prone Land' therefore there is no requirement for any Bushfire threat reports.
  
    - 5.2 **FLOOD EXTENTS**  
This Site is affected by Flood Control. This property is located in a flood prone area and all construction shall be masonry and timbers to be H3 or H4 type.
  
  - 6 **DEVELOPMENT CONTROL PLAN PART 3: SPECIFIC CONTROLS FOR DEVELOPMENT TYPE DWELLING HOUSES AND ANCILLARY STRUCTURES**
    - 6.1 **Site Occupancy for Dwelling Houses, and Ancillary Structures**  
*A Dwelling House together with any Ancillary Structure appurtenant to it must have a maximum floor space ratio of 0.5:1*  
  
**Floor Space Ratio**  
Total Site Area = 1060.50m<sup>2</sup>  
  
Gross Floor Area  

Existing Floor Area	=	148.32m <sup>2</sup>
Proposed Additions Floor Area	=	5.10m <sup>2</sup>
<hr/>		
TOTAL FLOOR AREA	=	153.42m <sup>2</sup>

  
FLOOR SPACE RATIO = 1 : 0.14 ( ALLOWABLE FSR = 1: 0.5 )
- 
- SITE COVERAGE**  
Maximum allowed = 40% Proposed = 271.78m<sup>2</sup> = 25%
- 
- OPEN SPACE AREA** = 409.87m<sup>2</sup>

## 6.2 Building Lines in Residential Zones & Siting

CONTROL	DCP Req.	PROPOSED	COMPLIES
Primary Street Set-back	as per diagram in the codes	15 metres	yes
Side Setbacks	as per the Height envelope in the Code	900mm	yes
Rear Setback	3 metres	19.3 metres	Yes

### Siting

*The buildings, driveways and other ancillary works are to be sited to avoid environmentally sensitive areas such as visually exposed ridgelines and locations where extensive cut, fill, or removal of native vegetation would be necessary.*

## 6.3 Setbacks - Eaves Fascia Hoods etc

*Unless subject to one of the exceptions set out in subclause 2.1.6.5.1, the eaves/facia of the dwelling, hoods and similar structures or attachments erected between the external plane of the face of an external wall and any boundary line must be not less than 450mm from the boundary line.*

CONTROL	DCP Req.	PROPOSED	COMPLIES
Set-back Eaves	450mm	720mm	yes

## 6.4 Car Parking

### Chapter 2.1.5 Car Parking and Access Central Coast Development Control Plan 2022

- 1 space if dwelling has 3 or less bedrooms.
- 2 spaces if dwelling has 4 or more bedrooms.
- Car parking should be located behind the primary road setback and/or secondary road setback.

COMPLIES –

CONTROL	DCP Req.	EXISTING	COMPLIES
Car Parking	2	2	yes

## 6.5 ADJOINING LAND

The property is situated in an established area with other neighboring residences.

## 6.6 Height Restrictions

This proposed design responds to the Specific requirements of the DCP Height requirements. The proposed building form is highly articulated. Further building articulation has been achieved through variations in the buildings footprint and a variety of external finishes.

## 6.7 Building Height and Building Envelope

The proposed has a maximum height of 3.9metres at its highest point. = Complies

## 6.8 Cut and Fill & Erosion Control Measures

*Adequate erosion control measures must be designed and installed in accordance with the Erosion and Sedimentation Control chapter in this DCP.*

COMPLIES. Minimal cut and fill is proposed to accommodate the proposed addition. There is no requirement for cut and fill in this proposal. The proposed development has been designed in consideration to maintaining minimal disturbance to the existing ground surface. It is important to preserve as many elements such as natural habitats, soil profile, vegetation and natural rock shelves and watercourses as possible. Adequate erosion control measures will be installed in accordance with the codes regarding ' Erosion & Sediment Control.'

### **6.9 Excavations and retaining walls**

There is no requirement in this application for any excessive excavations other than for the footings.

### **6.10 Acid sulfate soil**

Acid sulfate soils are naturally occurring soils, sediments or organic substrates (e.g. peat) that are formed under waterlogged conditions. These soils contain iron sulfide minerals (predominantly as the mineral pyrite) or their oxidation products. The soil type in this property contains a high Class 2 type of acid sulfate.

### **6.11 Vegetation**

Areas where existing vegetation has been disturbed will be rehabilitated in accordance with DCP 2022

### **6.12 AIR AND NOISE**

Normal construction noise would be generated during construction such as nailing timber and sawing of timber, but all work would be performed to Council's normal standards and requirements. Air quality would not be affected.

### **6.13 VECHICLAR ACCESS**

The street access to the site is situated in the Eastern aspect. A Concrete strip driveway is currently servicing the property.

### **6.14 ENERGY EFFICIENCY**

The proposed development has been designed with consideration to smart, energy efficiency improving elements. The design encourages energy effective features relating to thermal control, shadowing, use of energy saving devices and fittings to run and contribute positively to an overall reduction in Greenhouse emissions. Orientation of the addition shows in the design the position to maximise living areas facing north. Measures have been considered to get maximum use of Sun Control, such as proposed awnings and the 'Vergola' to maximise summer shade and minimise winter shade. This design also utilises its orientation to get natural ventilation into the building with strategically placed windows to allow maximise cross ventilation.

### **6.15 PRIVACY, VIEWS AND OVERSHADOWING**

This development is designed to fit within the Council's requirements for setback and therefore no issues relating to overshadowing should occur. This development does not over-look into the neighboring properties or amenities, nor does it impede any of the neighboring views to any significant percentage.

The proposed development is positioned in a location which provides well vegetated flora, shrubs, and mature trees and as such the development would have minimal effect on the privacy of adjoining neighboring properties.

**Visual Privacy** - Window placement has been considered relative to adjacent dwellings and common areas. This includes views between living rooms and the private yards of other dwellings,

**Acoustic Privacy** – All consideration has been taken in placement of active use outdoor areas relative to bedrooms, and noise transmission between dwellings/buildings.

### **6.16 FLORA AND FAUNA**

To my knowledge there is no affects to the existing flora and fauna. The proposed addition is positioned on the site in a location where an existing clearing is prepared. It is not proposed to remove any of the existing trees.

### **6.17 LIGHTING AND ILLUMINATION**

There will be new lighting in the proposed awning and this will be in compliance with the codes and installed by a licensed Electrician.

### **6.18 Driveways**

There is no new driveway in this proposal.

### **6.19 Drainage**

This proposal deals with all aspects of drainage on the site. It has all measures to maximise infiltration and minimise water runoff, this includes porous pavements, mulching and ground covers and low water-demand native plants and rainwater tanks for garden watering.

### **6.20 Waste management**

COMPLIES - Waste bins will be stored in a secure location on the site.

Please refer to seven ( 7 ) page Waste Management report attached to this Development Application.

### **6.21 Site Management**

The construction site will be managed to ensure public safety and to minimise public inconvenience. Location of proposed site amenity facilities, storage of building materials and equipment, bulk waste containers and material stockpiles.

### **6.22 Erosion and Sedimentation Control**

Due to the nature of this proposal, there is no land fall or run-off easements etc, therefore there is no need or requirement for any Siltation Control Barriers or controls etc.

## **7 Other Matters for Consideration**

### **a - Stormwater Disposal and Onsite Water Management**

The proposed addition has been designed to ensure that the roof water is captured and retained, where possible, in rain water tanks for on-site irrigation and landscaping etc. Please refer to accompanying Basix Certificate and Stormwater Management Plan. proposed management controls for flows entering within and leaving the site..

### **b - Controls During Building Construction Period**

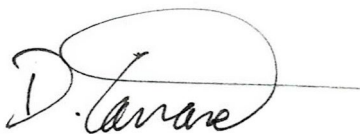
During Construction, Council's Code of Practice for erosion and Sediment Control will be adhered to. All building works will be restricted to Monday to Friday – 7.00am to 6.00pm and Saturdays – 8.00am – 4.00pm.

It is our opinion that this proposed development will have no adverse effect on the Local Environment and will certainly harmonise with the local neighbourhood. The size and the scale of the proposed development will endeavour to comply with the requirements of the National Construction Codes of Australia Vol 2 and the local Council's Development Codes.

The owner seeks approval for this development and believes this will enhance the property and its surroundings. It is therefore requested for the Council's approval to construct.

I trust you will offer your favourable consideration to our proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Tanare', with a long horizontal line extending to the right.

David Tanare JP PHF  
Building Designer