



31 GLENDALOUGH ROAD  
OBERON  
NSW 2787  
Ph. 0414618703  
ABN 50738578041

Date 4<sup>th</sup> Jan 2024

Re: **PROPOSED RESIDENCE AT**  
**21 ELANORA ROAD, UMINA**  
**NSW, 2257**

### **STATEMENT OF ENVIRONMENTAL EFFECTS**

#### **SITE SUITABILITY**

The site is approximately 730.5 sq m, with an existing single storey residence located in Umina 7 : Creekland Bungalows

#### **CURRENT AND PREVIOUS USES**

The site is residential use. The property is classified as Zone R2 low density residential under the Gosford Local Environmental Plan

The property is in an environmental living zone as defined under Councils LEP.

The land in the surrounding area is bushland environment with established low density residential housing.

The site is currently occupied by a 1 x single storey residential dwelling existing residence with driveway access to the east of the site.

The proposal includes, New residence with garage, new pool and surrounds, as well a sandstone log wall to the rear of the site around the proposed rear deck.

#### **SETBACKS, HEIGHT AND SIZE**

The height of the proposed new dwelling will not exceed the maximum height shown for the land on the Height of Buildings Map. It will be mirror the predominant scales, heights and bulk of recently constructed neighbouring dwellings.

The proposed Residence is located approximately 8.54m to 9.45m from the eastern boundary, 0.94m from the southern boundary, 0.9m from the northern boundary and 13.3m to 14.9m from the western boundary of the block.

#### **HERITAGE**

Neither the site nor the existing dwelling are identified as being of any heritage significance.

#### **ACCESS AND TRAFFIC**

The existing driveway access will be removed and is to be replaced with the new driveway providing parking for two vehicles off the street.

Access to the site is via 21 Elanora Road, Umina Beach. The site is flat. The development will not cause any disruption to street access for other residents or additional traffic flow.

#### **AIR AND NOISE**

It is anticipated that there will be some minor noise during construction of the new residence. After construction is complete it is unlikely that the proposal will create any additional noise or changes to the air quality.

#### PRIVACY, VIEWS AND OVERSHADOWING

The proposed residence is single storey. The proposed residence will not create any solar access, privacy or overshadowing problems to the existing adjoining properties.

#### SOIL AND WATER

Some excavation is expected to be required for the construction of the pool , slabs and footings with the anticipated clean soil from the excavations being recycled off site by the pool contractor.

New water fittings are to be installed in accordance with the Basix certificate.

Downpipes are to be connected to the two new 3000L rainwater tanks in accordance with the Basix certificate.

#### FLORA AND FAUNA

Three trees and some shrubs will need to be removed on the property. None of these are native species.

No other significant trees are to be removed from site.

#### BUSHFIRE

The land is classified as being bushfire prone and building construction and materials will adhere to the radiant heat and flame exposure requirements as determined by the BAL rating. The new dwelling will comply with AS3959 , Construction of buildings in bushfire prone areas.

#### ENERGY

Any new light fittings are to be fluorescent or LED (light emitting diodes) in accordance with the Basix report.

New roof sheeting to be lined underneath with foil backed insulation blanket with additional insulation to new roof cavities in accordance with the Basix assessment.

#### WASTE

Building waste to be stored on site in a location selected by the Builder, in consultation with the owner, for disposal at the completion of the works.

The proposed residence is to be connected to the town water supply and council sewerage system.

It is the opinion of the applicant that the proposed construction will have negligible effect on the environment.

Yours faithfully



Chris Best

0414618703