

STATEMENT of ENVIRONMENTAL EFFECTS for

Proposed External Works

12 Pozieres Ave, Umina Beach. NSW 2257

Introduction:

This Statement of Environmental Effects (SEE) is provided in support of a Development Application for the External Works associated with newly completed Residence at 12 Pozieres Ave, Umina Beach.

This statement reviews the proposed development by assessing the relevant matters for consideration under Central Coast Council DCP 2022.

The Site:

The site is Zoned R1- General Residential: pub. 21-4-2023) and is situated on the Southern side of Pozieres Ave. The property is a rectangular shape with an approx area of 534m². The Site is relatively flat and has an approved Granny Flat fronting the Rear laneway.

Owing to the approved Granny Flat, the External Recreation Area of the main residence is minimal with neighbouring properties in close proximity. It is in this regard it is imperative that the external areas be the subject of thoughtful design to preserve the privacy of its occupance as well as its neighbours.

The Proposal:

It is proposed to (1) Extend the Rear Deck with access stairs from the Side as well as to the rear Ground Level, (2) Provide Ground Level Seating with Timber Screening (3) Side Timber Stair egress from the Laundry, (4) relocation of Storm Water Storage Tanks to East Boundary, (5) provide 1.8m Timber Screening to the East Boundary between the house to the Front Boundary. All will be softened with selective Landscaping.

Stormwater:

Stormwater will be collected in tanks for use on the site.

Impact upon Trees:

Few trees will require removal as the new shed will be located in an already cleared area.

Overshadowing, Overlooking and Privacy:

The proposed provisions are necessary to maintain privacy between the new house (No12) and its neighbours (No 10 and No14), owing to the Floor Level of the house being 500mm above Finished Ground Level, this, combined with the minimal distance between residences.

Conclusion:

I am of the opinion that the proposed development is well designed and responds well to the existing surroundings. The resulting design ensures the best possible economical solution for the development potential of the site. The proposal complies with the Central Coast Council objectives for the area and the resulting development will maintain neighbour amenity and represent a desirable use of land.

Robert R Winter.

Architect