

STATEMENT OF ENVIRONMENTAL EFFECTS

132 Mount Ettalong Road, Umina Beach NSW 2257



Source: LJ Hooker Terrigal

Alterations and additions to existing one storey dwelling

Prepared on 12 August 2022 by Hilltribe Architects
for John Todarello

CONTENTS

	Page
1 INTRODUCTION	3
1.1 Summary	
2 PROJECT DESCRIPTION	4
2.1 Site & Locality	
2.2 Extent of works	
3 PLANNING CONTROLS	7
3.1 Gosford LEP 2014	
3.2 Gosford DCP 2013	
4 CONCLUSION	13

APPENDIX	TITLE	PREPARED BY
A	Architectural Plans	Hilltribe Architects
B	Site Survey Plan	Central Coast Surveyors
C	Waste Management Plan	Hilltribe Architects
D	BASIX Certificate	Hilltribe Architects

1. INTRODUCTION

1.1 SUMMARY

This statement of environmental effects has been prepared to accompany a Development Application (DA) to Central Coast Council (Gosford).

The purpose of this report is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed development against the evaluation criteria prescribed under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

In preparation of this Statement of Environmental Effects the site and the locality has been considered along with the plans prepared by Hilltribe Architects, 12 August 2022.

The merits of the proposal have been considered with reference to the relevant State, Regional and local Council planning instruments, codes and policies.

Site Details	
Property Lot & DP	LOT:62 DP:11184
Property Address	132 Mount Ettalong Road, Umina Beach NSW 2257
Site Area	841m ²
Local Government Area	Central Coast Council
Zoning	Zone R2 - Low Density Residential

General Details	
Applicant	Hilltribe Architects
Proposal	Alterations and Additions
Application Type	Development Application
Consent Authority	Central Coast Council

Estimated Cost of Works	\$249,294.00 excluding GST
Applicable Codes	Gosford Local Environmental Plan 2014 Gosford Development Control Plan 2013

2. PROJECT DESCRIPTION

2.1 SITE & LOCALITY

The site known as Lot 62 DP 11184: 132 Mount Ettalong Road Umina Beach sits on the eastern side of Mount Ettalong Road. The site is rectangular on three side, with the rear boundary curving to follow Ettalong Creek. Single storey dwellings flank the property on both sides. At the rear, the site backs onto dense vegetation leading down to Ettalong Creek. The site contains a single storey brick residence with a detached fibre cement and brick garage/ studio. There is also a detached fibre cement laundry and bathroom building and a fibre cement garden shed.

Levels to AHD have been shown on the architectural drawings, based upon the survey prepared by Central Coast Surveyors dated 16 March 2022, copy attached.

Architectural Drawings are attached at **Appendix A**.



Image 1: Location of site Source: SixMaps

2.2 EXTENT OF WORKS

This Development Application seeks consent from Central Coast Council to extend the single storey residence to include:

- Demolish the existing sunroom extension
- Demolish the existing fibre cement laundry and bathroom building
- Demolish the existing awning in front of garage
- Adding a new open plan living, dining and kitchen area which flows onto a new deck
- Relocating the existing bathroom to a new location with new fixtures and fittings
- New pedestrian entry path and stairs on the south side of the front yard
- New landscaping including small shrubs next to new pedestrian path and outside of the new kitchen window

The proposed works are shown on Architectural Drawing Set (DA001 to DA600 inclusive) dated 12 August 2022 prepared by Hilltribe Architects.

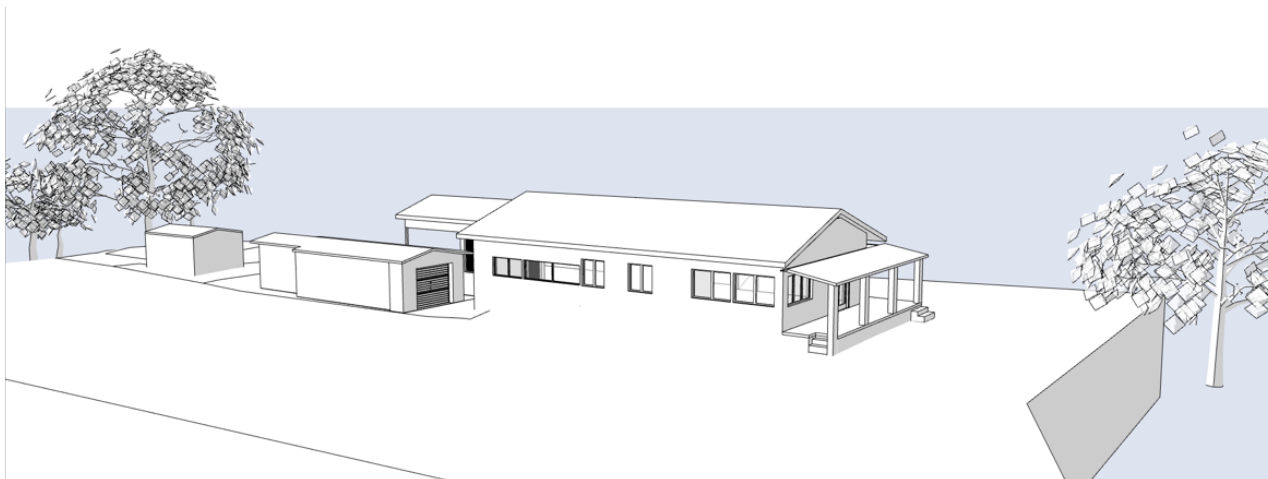


Image 2: Perspective Source: *Hilltribe Architects*

3. PLANNING CONTROLS

3.1 GOSFORD LEP 2014

With reference to the Gosford Electronic Mapping System.

Development Standard	Required	Proposed	Compliance with Controls	Compliance with Objectives
4.3 Height of Buildings	Refer to Mapping. 8.5m	5.187m	Yes	Yes
4.4 Floor Space Ratio	0.5:1	0.19:1	Yes	Yes

Land Zoning	
Low Density Residential R2	No Change proposed

Land Constraints		
Map Number	Constraint	Classification
Gosford Electronic Mapping System	Bushfire Prone	Vegetation Buffer + Vegetation Category 2
Gosford Electronic Mapping System	Heritage Listed	No
Gosford Electronic Mapping System	Acid Sulphate Soils Level	Class 2 + 4
Gosford Electronic Mapping System	Flood Prone	No
Gosford Electronic Mapping System	Ecologically Endangered Site	No

3.2 GOSFORD DCP 2013

Part 2 – Scenic Quality and Character

In Development Control Plan 2013, *Chapter 2.1 Character – Umina* the proposed development is located within the area designated Creekland Bungalows.

The proposed addition maintains the local character of the area by:

- Reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows.
- Gently pitching the roof to minimise the height of the ridges.



Image 3: Front of the existing dwelling Source: Hilltribe Architects

Part 3 – Specific Controls and Development Types					
Development Standard	Description	Required	Proposed	Compliance with Control	Compliance with Objective
3.1.2.1 Height Restrictions	Building height maximum	8.5m	5.187m	Yes	Yes
3.1.2.2 Site Coverage	Site Coverage Maximum	50%	37%	Yes	Yes
3.1.2.3 Floor Space Ratio	Floor Space Ratio	0.5:1	0.19:1	Yes	Yes
3.1.3.1 Setbacks – Residential Lots	(a) Front setback minimum or average of two adjoining properties	Average of two adjoining properties is 8.5m	Existing front setback is 7.7m. No change to front setback.	Yes	Yes
	(b) Side setback minimum – for lots greater than 12.5m wide at the building line	0.9m	South = 0.9m North = 2.649m	Yes	Yes
	(c) Rear boundary setback minimum	3.0m	30.130m	Yes	Yes
3.1.3.3 Articulation Zones	3.1.3.3.1 Primary Road	1.5m Max 25%	N/A	N/A	N/A
	No changes to the building footprint are proposed in the articulation zone.				

3.1.3.3.2 Garage Door Articulation	Width of garage doors for R2 zones	6m max	N/A	N/A	N/A
	No changes proposed to the existing garage door.				
3.1.4.1 Consideration of Views	The main views are to the east of the property towards the Ettalong Creek, and the development will not impact the view corridor for adjacent properties.				
3.1.4.2 Visual Privacy	The proposed addition is situated on the eastern side of the dwelling and will not impact the visual privacy of the adjacent property at 134 Mount Ettalong Road, nor will it impact on their private open space which is located on the northern side of their property. The covered deck addition has been provided as the private open space for the occupants and will face out to the east.				
3.1.4.3 Private Open Space Areas	Private Open Space	min 24m ²	24m ²	Yes	Yes
3.1.4.4 Sunlight Access	The private open space faces north and east will have access to sunlight for a minimum of three hours between 9am and 3pm on June 21.				
3.1.5 Car Parking & Access	No. of spaces required	1	There are no changes proposed to the existing single garage or driveway.		
	Dimensions required – hard stand space	5.4m x 2.6m each space			
	Driveway width at crossover	4.0m max			
3.1.6.1 Earthworks	Cut and Fill Max.	<1m	Cut and fill maximum will not exceed 650mm.	Yes	Yes
3.1.6.2 Retaining Walls and Structural Support	Max Height	<1m no engineering req.	<1m	Yes	Yes

		>1m engineering req.			
3.1.6.3 Drainage	Stormwater will be connected to the existing stormwater system and discharged into the existing connection with council mains in the street.				

Part 4 – Centres
The proposed development does not fall within a centre area.

Part 5 – Location Specific Development Controls
The proposed development does not fall within a specific development area.

Part 6 – Environmental Controls		
Development Standard	Description	
6.1 Acid Sulphate Soils	<p>The site contains Class 2 and 4 Acid Sulphate soils.</p> <p>Acid sulphate soils are waterlogged soils (clay, loam or sand) containing a layer that is rich in iron sulphides. They are very common along the NSW Coast. When disturbed or exposed to air these soils can reduce acid, damaging built structures and harming or killing animals and plants.</p> <p>It is unlikely that any works that form part of this development are likely to lower the water table beyond 1 metre below the natural ground surface and will therefore not require assessment and management.</p>	
6.2 Coastal Frontage	N/A	
6.3 Erosion Sedimentation Control	Siltation fence	Will be provided around the perimeter of the site.
	Prevention of tracking of sediment onto roads by vehicles	Stormwater inlet drains will be protected with sandbags as necessary.

	Stockpiling of top soil, excavated materials, construction and landscaping supplies	A designated area will be provided onsite for storage of building materials. This area will be protected with siltation fencing or other means as necessary.
6.4 Geotechnical Requirements for Development Application	The site is not identified as having landslip potential nor does it form part of the development of a quarry area.	
6.5 On-site Effluent and Greywater Disposal	Effluent waste will be connected into the existing town sewer system connection.	
6.6 Preservation of Trees or Vegetation	There are no significant trees to be removed as a result of this development.	
6.7 Water Cycle Management	Stormwater will be connected to the existing stormwater system and discharged into the existing connection with council mains in the street. Deep soil areas will be maximised to reduce runoff.	

Part 7 – General Controls	
Development Standard	Description
7.1 Car Parking	As the dwelling is only 2 bedrooms, the parking requirement is for 1 car space. There is adequate space on the driveway for one car.
7.2 Waste Management	A Waste Management Plan has been submitted as part this Development Application.

4. CONCLUSION

This application seeks approval for a ground-floor addition to the existing single storey brick dwelling.

The proposed addition is an appropriate response to the characteristics of the site, its immediate surroundings and locality.

It has been demonstrated that the proposed addition is consistent with all the objectives and requirements of the Gosford LEP 2014 Residential R2 zoning of the property and the Gosford DCP 2013.

The development is not expected to have any adverse social or economic impact. It is considered that the proposed development will complement the locality and meets the desired and future character of the creek-land bungalow area of Umina Beach.