

STATEMENT OF ENVIRONMENTAL EFFECTS

For

Proposed Residence Alterations and New Pool and Studio

At

Lot 167 in D.P236466 No.43 Karloo Road
UMINA BEACH NSW
2257

TABLE OF CONTENTS

STATEMENT OF ENVIRONMENTAL EFFECTS
Proposed Residence Alterations and additions, New Pool and Studio
Lot 167, 43 Karloo Road,
UMINA BEACH, NSW, 2257.

1. Overview
 - 1.1 Introduction
 - 1.2 Proposed Development
 - 1.3 Consent Authority
2. Site Description & Context
 - 2.1 Site description
 - 2.2 Surrounding Development
3. Development Proposal
4. Gosford Local Environmental Plan 2022
 - 4.1 Central Coast Local Environmental Plan 2022
 - 4.2 State Environmental Planning Policy (Affordable Rental Housing) 2009
 - 4.3 WDCP 2022 Waste Management
 - 4.4 State Environmental Planning Policy (BASIX)
5. Water Cycle Management
6. Erosion Sediment Control
7. Bush Fire Prone Zone
8. Sustainability of site for the development – Section 79C(1)(c)
9. The Public Interest - Section 79C(1)(c)
10. Conclusion

1. Overview

1.1 Introduction

This statement has been prepared to support the detailed drawings and supplementary information submitted as part of the Development Application to Central Coast Council for a Residence alteration and addition, new pool and studio at Lot 167, No 43 Karloo Road, UMINA BEACH NSW 2257, a suburb of the Gosford Council.

Umina Beach is a suburb within the Central Coast Council local government area on the Central Coast of New South Wales, Australia. By road, it is 85 kilometres (53 mi) north of the Sydney CBD and 111 kilometres (69 mi) south of the Newcastle CBD.

Umina Beach is locally known on the Central Coast as being on 'The Peninsula' (or 'Woy Woy Peninsula'). A natural peninsula that includes the towns of Umina Beach, Woy Woy, Blackwall, Booker Bay and Ettalong Beach. The main street, West Street, is the retail centre of The Peninsula with key national brands represented through Coles, Woolworths, Aldi and Bunnings.

The suburb of Umina Beach officially begins where Woy Woy and Blackwall end – at Veron Road and Gallipoli Avenue.

Umina Beach is the most populated suburb on the Central Coast.

1.2 Proposed Development

The proposed development includes alterations and additions of the existing residence and a construction of a new pool and studio at the rear of the site.

The proposed development has been designed in accordance with Council's DCP 2022.

1.3 Consent Authority

Gosford City Council is responsible for Umina Beach suburb of Gosford Local Environmental Plan 2014 establishes zones of land, such as rural, residential or industry. Each zone specifies which developments are permitted with consent, permitted without consent, or prohibited. All land - privately owned, leased or publicly owned - is subject to these controls.

The Gosford Local Environmental Plan 2014 It provides guidance and detailed requirements for development that should be considered when preparing a Development Application (DA).

2. Site Description and Context

2.1 Site Description

The subject site is described Lot 167, No 43 Karloo Road, UMINA BEACH NSW 2257, a suburb of Gosford Council and has a total site area of 588 m². There is a small fall across the site. The site is currently occupied by a cladded dwelling with a metal roof.

The adjoining properties are single storey residential style developments of mixed characteristics and materials including timber clad and masonry with metal roof.

2.2 Surrounding Development & Social Life

Umina Beach is on Broken Bay between Pearl Beach and Ettalong Beach running into Brisbane Water and to the north is Woy Woy.

The medium size commercial area on west street contains Woolworths, Coles, pharmacy, medical centres, pathology assessment facilities and dentists. Bunnings and some small boutique shops.

There are several schools ranging from early childcare to primary and two secondary colleges that are in Woy Woy.

Umina is serviced by regular busways bus services with connections to Woy Woy shopping centre, railway station, the Ettalong Beach retail centre, Kincumber and Erina Fair. The village is also serviced by Central Coast Ferries on the Woy Woy to Empire Bay route via Saratoga and Davistown. Fantasea Ferries on the Ettalong Beach to Palm Beach via Wagstaff.

Figure 01: Subject Site Location and Context



Figure 02: Subject Site



3. Development Proposal

The proposed residence alterations include demolish and partial removal of the existing metal flat roof and replace with a new colorbond roof with a different orientation.

Removing the carport allows space for a new lockup garage, new storeroom and new laundry. The house's rear wall will be demolished to extend the house to enclose the rear deck. Creating a new open space for the kitchen, dining and living. Adding a new rear deck from the house leading to the pool.

The existing above ground pool will be removed. Giving space for a new inground pool and new pool deck with a retractable roof.

Leading to the new studio and new studio deck. The studio bathroom is for the swimmer to use. A shed will be demolished to give space for the studio. The construction will be made off light materials and it intends to incorporate into the existing ecosystem without causing visual impact.

The front driveway concrete slab with be extended. No changes to the existing vehicle access crossing and road reserve .

3.1 **Landscape**

The proposed development is to retain the existing vegetation where possible and establish formal natural garden beds.

3.2. Materials and Finishes

External materials of the proposed development will try to match the existing where possible and reflect the surround neighbourhood characteristics and locality in terms of aesthetics and as a response to the environment to be in keeping with the surrounding developments.

Please refer to the Floor plans, elevations and section for further details on material finishes.

4. Environmental planning controls & considerations

4.1 Central Coast Local Environmental Plan 2022

4.1 Zoning

Under the Draft Central Coast Local Environmental Plan 2022 , the subject land is zoned: R2 – Low Density residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage best practice in the design of low density residential development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.
- To maintain and enhance the residential amenity and character of the surrounding area.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

4.2 State Environmental Planning Policy (Affordable Rental Housing) 2009

Complying development under the General Housing Code may not be carried out on the land except as otherwise provided by State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The land is affected by the requirements for complying development: The land is within an environmentally sensitive area.

Existing Site Calculation

Item	Area
Site area	588 m ²
Primary dwelling floor area	125.17 m ² (approx)
Existing porch	4.94 m ² (approx)
Proposed ground floor addition	22.78 m ²
Proposed new laundry	9.24 m ²
Proposed new studio	24.00 m ²
Proposed studio deck	6.00 m ²
Proposed new garage	26.47 m ²
Proposed pool deck	39.72 m ²
Proposed new swimming pool	20.68 m ²

FSR	0.25:1(147.95 m ²)
Total site coverage area proposed	207.66 m ² (35%)

4.3 Waste Management

The site is in a residential area which is currently serviced by council garbage collection services. The procedures will follow guidelines established in the 'Waste Management Plan' attached as part of the Development Application. Appropriate methods will be employed to dispose of materials if not recycled on site and transported to nearest tip. If any hazardous materials are found on site, the appropriate parties will be notified and dealt with accordingly. Refer to waste management plan attached to DA application.

4.4 State Environmental Planning Policy (BASIX)

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to ensure consistency in the implementation of the BASIX scheme throughout the State. A BASIX certificate is required for all new dwellings and has been considered in this application as a BASIX certificate has been submitted as part of this application. Refer to BASIX certificate attached to DA application.

5.0 Water Cycle Management

Water Cycle Management is to minimize the impact of development on the natural water cycle. In this instance the development would incorporate the utilisation of a rainwater tank to reduce the discharge of rainwater. The application has included rainwater tanks in accordance with the DCP and would be designed and constructed in accordance with BASIX requirements.

6.0 Erosion Sedimentation Control

This proposed works will require external construction to take place. Potential impact of these works will be designed to minimise any soil disturbance on and stopped from leaving the site. The design of such erosion and sedimentation control measures will be in accordance with Gosford Council's *Code of Practice for Erosion and Sedimentation Control*. These Erosion and Sedimentation Controls will be used to minimise soil movement and generation both on site and prevent its movement away from the site. Plans showing these works will form part of construction drawings, and as usual be a requirement of the Council consent conditions.

7.0 Bushfire Prone Land

The subject allotment **IS NOT** identified as being located within bushfire prone land.

8.0 Suitability of the Site for the development – Section 79C(1)(c)

The site is of sufficient size and dimensions to accommodate the proposal in accordance with the objectives outlined in the relevant environmental planning controls. In view of the fact that the site is located within an established residential zoned area and that all utility services would be available for the site, the proposed development would not infringe on these established services.

9.0 The Public Interest – Section 79C(1)(e)

The public interest is well served by the proposed development. In view of the minor nature of the development it is considered that the health and safety of the public will not be affected.

10.0 Conclusion

As detailed within this report, the proposed development is consistent with the objectives, planning strategies and controls applicable to the site. The appropriate assessment has been undertaken to ensure that the development would not be detrimental to the environmental or amenity aspects of the site.

The proposal for the erection of a secondary dwelling is consistent with the density and scale of development within the low-density residential zone and is commensurate with the character of the surrounding area. Given the absence of adverse environmental, social or economic impacts the application is worthy of favourable consideration by Council.