

STATEMENT OF ENVIRONMENTAL EFFECTS



Proposed Alterations & Additions



Existing Dwelling

PROJECT:
Proposed Alterations, Additions & New Pool

SITE:
Lot 529 D.P. 11004
52 Ocean View Drive,
Wamberal NSW 2260

CLIENT:
Mr S. & Mrs L. Webster

DATE:
May 2020

Application Details

Proposed Development

This Statement of Environmental Effects has been prepared in support of a Development Application for 'Alterations, Additions and Inground Pool' on Lot 529 DP 11004, 52 Ocean View Drive, Wamberal.

Careful consideration has been given in determining the design and layout of the additions to ensure that the amenity of surrounding residents will not be compromised and that the building provides a high standard of residential development compatible with and sympathetic to the existing and likely future built and natural environment.

This Statement of Environmental Effects addresses the relevant statutory planning framework within which the application is to be assessed and determined.

Plans detailing the proposed development accompany this application.

Purpose of proposal

Proposed: Alterations, Additions & Pool.

Zoning: R2 Low Density Residential

This report has been prepared pursuant to

- Section 4.15 Evaluation within the Environmental Planning & Assessment Act 1979.
- State Environmental Planning Policies.
- Central Coast Council's GDGP & GLEP.
- and accompanying regulations to the above.

Site Suitability

Address of Site

No. 52 Ocean View Drive,
Wamberal, NSW 2260

Real property Description

Lot 529 D.P. 11004

Area of Site

The subject site comprises an area of approximately 674.1m² with a street frontage width of approx. 15.45m to Ocean View Drive.

Name of Owner

The land is currently owned by: Mr S & Mrs L Webster.

Existing Development

The subject site is situated off Ocean View Drive. The land is within close proximity to a good range of urban services including local shops, schools, public transport, and recreational facilities. Land use within the locality generally involves a mix of residential and commercial activity.

Existing buildings – The existing dwelling is proposed to be altered and modernised with new cladding and windows. The front roof will be replaced. A new side and rear deck is proposed.

The site falls from the front boundary to the rear boundary. From the highest RL 3.0 the site falls to the rear by 800mm (RL 2.20) The site has a gentle slope.

No trees are required to be removed for this development.

Adjoining Development

There is a mixture of single, two and three storey residential dwellings in the locality. The neighbour to the left is a double-storey brick and tile home. The neighbour to the right is a fibro cottage with colorbond roof and detached garage.

Proposed Development

The proposal is shown on plans prepared by Etchells Building Design Job # 429-20.

The existing dwelling is proposed to be altered and modernised with new cladding and windows. The front single storey roof area will be replaced. A new side and rear deck is proposed.

Internally there will be some alterations to convert this 5 bedroom separated dark home into a connected light filled home with open living and open voids to create a new modern space.

The design is considered to positively utilise the site. The proposed design is unlikely to adversely impact upon the character of the area.

State Environmental Planning Policies

State Environmental Planning Policy (SEPP) No. 71 Coastal Protection

The objective of this policy is to protect and manage the coastal lands of NSW in an ecologically sustainable way. The objective is particularly associated with sensitive coastal location as defined under Part 1, Section 3 of the SEPP.

Given the location of the site and minor nature of the proposal where potential environmental impacts would be negligible, the provisions of the SEPP are not considered relevant in this instance. The proposed development will not impact on the coastal ecology or waterways.

State Environmental Planning Policy (SEPP) Building Sustainability Index (BASIX) 2004

A BASIX certificate has been submitted with this application certifying conformity with the requirements of the SEPP in respect to water consumption, energy efficiency and thermal comfort.

Gosford Local Environmental Plan (GLEP) 2014

Development Standard	Requirement	Proposal	Compliance
Zone R2	Dwelling houses	Dwelling house	Yes
Clause 4.3 Height	8.5m	8.088m Existing	Yes
Clause 4.4 FSR	0.5:1	0.37:1	Yes
Minimum Lot Size	550m ²	674.1m ²	Yes

Zone R2 Low Density Residential

The proposed dwelling meets the objectives of the zone and is permissible with consent under the R2 Low Density Residential Zone.

Clause 5.11 Bushfire Hazard Reduction

The subject site is not identified as bushfire prone land on Council's mapping.

Clause 6.2 Public Utility Infrastructure

This clause requires Council to ensure that services such as water, electricity, and road access can be adequately provided. The existing services provided to the site will be utilised to service the proposed development.

Clause 7.1 Acid sulphate soils

The site is within class (5) acid sulphate zone in accordance with Council's Acid Sulphate Soils Map. The proposal requires excavation however exposure to acid sulphate soils may not occur. Should acid sulphate soils be encountered during construction works, Council would be notified by the builder and an Acid Sulphate Soils Management Plan, written in accordance with the NSW Acid Sulphate Soil Manual 1998 would be submitted to Council.

Clause 7.2 Flood Planning

The subject site is located within a flood prone area. The existing floor level is RL 3.440. The proposed 2.63m living room addition is proposed at the 3.440 floor level.

Gosford Development Control Plan (GDCP) 2013

The proposed dwelling and pool are assessed with having regard to the relevant performance and prescriptive standards within the Gosford DCP 2013.

Chapter 2.1 – Character Statement

As per Part 2 Scenic Quality and Character from Gosford City DCP 2013 the subject allotment is located in the suburb of Wamberal and is classified as being located within Wamberal 2: Sandplain Bungalows.

These areas should remain low-density residential neighbourhoods where new buildings complement the architectural character of mid-Twentieth Century bungalows that are distinctive streetscape features of Gosford City's older suburbs, and the existing sparse tree cover is enhanced by additional plantings.

For new dwellings and additions to existing dwellings, reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale and bulk of exterior walls. Any facades that are taller or longer than those of neighbouring dwellings should be screened by an extra setback or by balconies and verandahs. Preferably, provide parking as open carports or in detached garages that are screened by shady trees.

In order to complement the scale and design character of traditional bungalows, a "light-weight appearance" is preferable for facades that are visible from the street. For example, incorporate large windows plus timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry.

The proposal meets the objectives of the desired character by reflecting the scale of the surrounding neighbourhood. The proposal incorporates a mix of materials and finishes along with verandahs and stepped forms for additional setbacks. We have incorporated low pitch roofs to minimise the height of the ridge.

Chapter 2.2 – Scenic Quality

The proposed development is located within the Gosford Central Geographical Unit. The proposal is consistent with the objectives in that the design does not propose a significant increase in density and is compatible in scale and bulk with existing development in the locality.

Chapter 3.1 – Dwelling Houses, Secondary Dwellings and Ancillary Development

3.1.1.1 Objectives

The Chapter aims to protect and enhance the amenity, scenic quality, character and environmental sensitivity of new and existing residential, rural and environmental land areas by:

- *Encouraging development which is compatible with the existing or desired future character of the area*
- *Promoting standards of design which are functional and achieve a high level of amenity and aesthetic quality*
- *Encouraging residential development appropriate to the context of the local area*
- *Promoting sustainable development*

The development achieves the above objectives. In particular:

The dwelling is sympathetic to and compatible with surrounding development. The design has minimal impact on adjoining and adjacent properties. We have taken into consideration the natural environment. The development has a high level of design merit and does not adversely affect its neighbours by way of privacy, overlooking or overshadowing impacts. The proposal will provide a high level of amenity to the occupants without unreasonably impacting the local community or environment. The design proposal is considered to be consistent with the community's expectations as to what would be an acceptable design for the dwelling on this site.

The proposed residential dwelling is compatible in bulk and scale with the existing character of the locality. Adequate existing setbacks and separation between buildings on separate lots to ensure privacy, fire safety, adequate light and ventilation has been retained. Access to rear yard areas is available and there is adequate space onsite for functional open space area.

The following table sets out the assessment of the proposal against the relevant prescriptive standards of the planning instrument.

Development Standard	Required	Proposed	Compliance
Height	8.5m	8.088m Existing	Yes
Site Cover	40%	25%	Yes
FSR	0.5:1	0.37:1	Yes
Setback - Front	Average distance of nearest two dwellings.	The front setback is to remain as existing 3.143m	N/A Existing
Rear	6m if over 4.5m high	15.866m to the rear deck	N/A Existing
Side	0.9m + ¼ of height above 4.5m	The side setbacks are to remain as is existing 1.241m	N/A Existing New decks comply
Garage Setback	1m behind front building line	Double garage located at rear of site	Yes
Articulation Zone	1.5m – 25%	We have not proposed.	Yes
Garage Door	60% of building width	No visible from the street	Yes
Views	Maintain where possible	Maintained – Existing Dwelling	Yes
Privacy	Minimise Over Looking	Minimised Over Looking	Yes
Private Open Space	Primary 24m ²	124m ²	Yes
Solar Access	50% of POS min. 3hrs on 22 June	Principal POS – Yes Neighbour POS - Yes	Yes Existing
Parking	2 Spaces (1 undercover)	2 undercover spaces	Yes
Earthworks	3m cut when over 1m from bdry. 1m when within 1m from bdry Fill 1m	No Cut or Fill Required	Yes
Retaining Walls	If over 1m designed by an engineer	Max. 600mm High Retaining Wall	Yes
Drainage	Connect to Council Services	Connect to Council Services	Yes
Swimming Pool	Setbacks & Pump Location	Complies	Yes
Fencing	1.2m High on Front Boundary	1.8m High Existing Wall	N/A Existing

The application has been assessed against the prescriptive measures outlined in the Gosford DCP 2013 – Chapter 3.1 – Dwelling Houses, Secondary Dwellings and Ancillary Development. Matters of non-compliance in relation to the numerical measure and the

ability to comply with the relative objectives are discussed at the beginning of this report – there are no variations required for this application.

3.1.4.1 Views

Any views towards and around the site are to be retained as the bulk and scale of the development is to remain as is.

3.1.4.2 Visual Privacy

The existing dwelling has been designed to minimise direct overlooking between main living areas and areas of private open space with adjoining sites. The windows to the main living areas are located on the ground floor.

3.1.5 Car Parking and Access

There is an existing double garage located at the rear of the site. The existing driveway runs from the front of the boundary to the garage at the rear of the site.

3.1.6.3 Drainage

All stormwater downpipes are existing and are connected to the existing onsite stormwater system.

3.1.7.4 Swimming Pools

The proposed pool sits in the rear yard. The pool and associated patio complies with the side and rear setbacks. The pool pump and equipment is located behind the garage at the rear of the site, the location of the pool pump allows sound proofing and minimises noise impacts to surrounding properties.

Chapter 6.3 - Erosion and Sediment Control

Appropriate erosion and sediment control measures such as silt fencing will be put in place to limit sediment laid in stormwater discharge and restrict stormwater flows over exposed areas during construction. Due to the erosion and sediment control measures it is unlikely that any sediment will leave or affect the site.

Erosion and sediment control measures are noted on the site plan.

Chapter 6.6 Preservation of Trees or Vegetation

The subject site is not identified on Council's significant vegetation map. No significant vegetation exists on the land.

There are no trees required to be removed for this development.

Chapter 6.7 Water Cycle Management

The proposed development will comply with the requirements of the GDCP 2013 in regards to Water Cycle Management.

All stormwater downpipes are existing and are connected to the existing onsite stormwater system.

Chapter 7.1 Car Parking

Clause 7.1.3.2 of the GDCP 2013 requires 2 car parking spaces for dwellings having a floor space in excess of 125m². One of these spaces must be covered and setback a minimum of 6m from the frontage of the site.

The proposed development complies with this requirement with a minimum of two parking spaces available in the proposed garage. The garage is located at the rear of the site.

Chapter 7.2 Waste Management

A Waste Management Plan has been prepared for the proposed development in accordance with the requirements of the GDCP and accompanies the application.

Environmental, Social & Economic Impacts

There are likely to be few, if any, environmental impacts associated with the proposed development. The subject site is currently occupied by a residential dwelling. The site contains no significant native vegetation. Therefore the construction of the proposed dwelling, garage and pool is unlikely to have any significant effect of threatened species, populations or endangered ecological community or their habitats.

There are no known items of Aboriginal or archaeological or cultural heritage significant to the land. No heritage items or conservation areas are proximate to the site.

The likely impacts of the proposed development have been discussed in previous sections of this Statement of Environmental Effects and are considered reasonable.

Suitability of the Site for Development

The site is suitable for the development by virtue of its location and topography. The proposed development is unlikely to result in any significant impacts on the surrounding environment and will sit comfortably among its neighbours. The land is generally free from hazards and the proposed development will not increase the sensitivity of the site or any adjoining sites.

Public Interest

The proposed alteration and addition development is not contrary to the public interest. The development is consistent with the relevant objective of the zone and will not have any significant impacts on adjoining properties and the environment. Once completed the design of the proposed residential dwelling will be consistent with the desired future character of the area and is in context with surrounding development.

Conclusion

This report addresses planning issues relevant to the proposed alterations, additions and inground pool located on Lot 529 DP 11004, 52 Ocean View Drive, Wamberal.

An assessment of the proposed development in accordance with related controls to this site, demonstrates that the proposal complies with the requirements.

The proposed development will not have any significant impacts on the natural environment and the land is not susceptible to any natural hazards to any extent that would warrant refusal of the development application. This proposal is worthy of Council's approval.

Report completed by

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