

STATEMENT OF ENVIRONMENTAL EFFECTS

OF

PROPOSED
ALTERATIONS & ADDITIONS

FOR

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AT

76 Branga Avenue,
Copacabana NSW 2251

D.A. ISSUE

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Introduction

This Statement of Environmental Effects describes a proposal for alterations and additions to an existing residential dwelling, new spa and new shed, located at 76 Branga Avenue, Copacabana.

It should be read in conjunction with:

- the architectural drawings prepared by Envirotecture;
- Survey plan prepared by Clarke Dowdle & Associates;
- Bushfire report prepared by Bushfire Consultancy Australia.

The design of this proposal and preparation of this report has been developed in consideration of the following:

- Environmental Planning and Assessment (EP&A) Act, 1979;
- Gosford City Council Interim Development Order No. 122 (IDO);
- Gosford Development Control Plan 2013 (GDCCP).

In this statement only the relevant clauses of the IDO and GDCCP have been discussed.

Site

Description and location

The lot has an area of 9564m² and runs in an east-west direction. The lot is accessed from a Right of carriageway (DP267008) in the North-east corner of the lot from Branga Avenue. The site slopes from east to west, falling ~17m along the northern boundary.

The site is not flood prone. The site is classified as Class 5 acid sulfate soils. The site is bushfire prone and the BAL rating for the site is BAL19. A separate Bushfire Report has been submitted with the application.

The site has an existing single-storey residential dwelling, detached two-storey garage and an existing inground pool. The site is not connected to mains sewer and has its own septic system. The site is connected to mains water and electricity.

Zoning and key environmental considerations

The site is zoned as a 'Deferred Matter'.

Description of Proposed Development

The application proposes alterations, additions and improvements to the existing dwelling, installation of a new spa and the construction of a new shed to the south-east of the existing garage.

Specifically, the application provides for the following built form outcome:

Dwelling

- Addition to the south-east of the existing dwelling containing two new bedrooms and associated en suites;
- Removal of existing WIR to allow for new Living room;
- New internal arrangement of kitchen and pantry;
- New bathroom internal renovation;
- New deck and BBQ area to south-west.

Garage

- New connecting roof from garage to dwelling.

Pool

No changes.

Statutory Planning Framework

Gosford City Council Interim Development Order No. 122

Deferred Matters are lands that are excluded from the Gosford Local Environmental Plan 2014 (GLEP 2014). As the land is zoned as 'Deferred Matter' the principle planning framework remains subject to the Gosford City Council Interim Development Order No. 122.

Gosford City Council Interim Development Order No. 122 classified the land zoning for 76 Branga Avenue as 'Zone NO.7 (a) CONSERVATION AND SCENIC PROTECTION (CONSERVATION).

Residential development such as dwelling-houses are permissible with consent under the legislation.

The objectives of the zone are detailed below:

- (a) the conservation and rehabilitation of areas of high environmental value;
- (b) the preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape;
- (c) the provision and retention of suitable habitats for flora and fauna;
- (d) the prohibition of development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands;

- (e) the provision and retention of areas of visual contrast within the City, particularly the “backdrop” created by the retention of the ridgelines in their natural state;
- (f) the provision of opportunities for informal recreational pursuits, such as bushwalking and picnics, in appropriate locations;
- (g) the minimisation or prohibition of development so that the environmental and visual qualities of the natural areas are not eroded by the cumulative impact of incremental, individually minor developments;
- (h) the minimisation or prohibition of development in areas that are unsuitable for development by virtue of soil erosion, land slip, slope instability, coastal erosion or bushfire hazard.

The portion of the site where the alterations and additions are proposed, have no impact on the existing natural landscape as this area is already developed. Preservation and rehabilitation of the natural landscape is of key importance to the clients and overall design.

Gosford Development Control Plan 2013.

This plan supports the objectives identified by the Gosford Local Environmental Plan 2014, the Gosford Planning Scheme Ordinance and the Interim Development Order No. 122. Land classified as ‘Deferred Matter’ applies under this DCP.

2.1 Character

The existing character will remain intact with the proposed design. The existing building form will be extruded to ensure a cohesive architectural form. The design utilizes the existing built area with minimal disturbance to natural ground.

Natural features will remain undisturbed from this proposal.

The existing height and scale of the dwelling will remain unchanged as the design proposes an extension to the existing building form. The proposed overall height of the building will remain the same.

The existing architectural form will remain while enhancing the buildings thermal performance by utilizing solar passive design principles.

2.2 Scenic Quality

Copacabana is located in the ‘South Coastal’ scenic quality zone.

The design has taken careful consideration in regards to building form, footprint, size and scale to align itself with the objectives of the ‘South Coastal’ scenic quality.

3.1 Residential development

The design is proposing for an extension to the existing dwelling house. The proposal aims to create a functional, sustainable, solar passive, aesthetically pleasing design outcome.

3.1.2 Building scale

Building height:

The maximum building height for a residential building in the 7(a) zone under the IDO No. 122 is 8m. The existing and proposed building height of the dwelling is 5.5m from FFL and 6.9m from natural ground (worst case), therefore complying with this clause.

The maximum building height for outbuildings on land classified as 7(a) is 7m. The proposed building height of the new shed is 4.5m, therefore complying with this clause.

Site coverage:

The maximum site coverage for a lot that has an area of more than 1500m² is 30% of the site (30% of 9564 = 2869.2m²). The proposed site coverage is 381.7m² (3.99%) of an allowable 2869.2m² (30%), therefore complying with this clause.

3.1.3 Setbacks

The proposed dwelling extension has a setback of 25m to the southern boundary and 49m to the eastern boundary.

The proposed new shed has a setback of 31m to the northern boundary and 30m to the eastern boundary.

The front and rear setbacks for dwellings and ancillary development on large lots up to 4000m² is 10m, therefore complying with this clause.

The side setbacks for dwellings and ancillary development (excluding outbuildings) on large lots with a site area up to 4000m² is 2.5m, therefore complying with this clause.

The side setbacks for outbuildings (non-agricultural) is 5m, therefore complying with this clause.

Private open space:

The proposed private open space deck is greater than 24m², therefore complying with this clause.

3.1.5 Carparking

The off-street carparking allows for more than 2 spaces, therefore complying with this clause.

3.1.7.2 Outbuildings

The proposed shed will not be used as a habitable building. The proposed footprint of the shed is 84m², therefore complying with the objectives of the clause.

Conclusion

This statement of environmental effects details the proposed alterations and additions to 76 Branga Avenue, Copacabana. The proposal meets the relevant objectives and requirements of the Gosford City Council Interim Development Order No. 122 and the Gosford Development Control Plan 2013.