

STATEMENT OF ENVIRONMENTAL EFFECTS

105 KARINGI STREET, UMINA BEACH

LOT 6 SECTION B – DP 19903

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1.0 Introduction

This Statement of Environmental Effects forms part of a development application (DA) submitted to Central Coast Council for the demolition of the existing dwelling, garage and to erect a dual occupancy development at 105 Karingi Street Umina Beach.

This application has been prepared on behalf of the owners, by *Woodhouse & Danks Architects*.

2.0 Site Location and Description

The 641 m² regular shaped site known as No. 105 Karingi Street, Umina Beach, or Lot 6 SECTION B, DP 19903. The site is on the north side of the Karingi Street, currently with a single dwelling, garage and ancillary structures.



Figure 1 – Aerial photograph

sourced six maps



Figure 2 –Street View of existing dwelling

sourced from Google Maps

105 Karingi Street is located in the Local Government Area of Central Coast. The area is predominantly residential single level, single and multi-dwellings. A lot of the area has already been redeveloped and the majority of these new homes are single level, this proposal is in keeping with the area's rejuvenation.

3.0 Proposed Development

The development application before the Council is to demolish the existing dwelling, garage and outbuilding, then to construct an attached single storey dual occupancy development and associated courtyard fencing and driveways to access garages.

Each dwelling would consist of three bedrooms, open planned living/kitchen/dining bathroom and ensuite off the master bedroom, double garages. Each dwelling will their own private courtyard and garden space. The garages would be accessed through a common driveway running along the western boundary, via a single entrance off Karingi Street over the front southern boundary.

4.0 Planning Instruments

The proposed development site at Umina Beach is located within the newly consolidated Central Coast Council. At the time of design, documentation and submission of the proposed development in Umina Beach Central Coast Council uses the planning instruments from the Gosford Local Council prior to the consolidation of Councils. The Environmental Planning Instruments of the subject land and have been duly considered in the preparation of this development proposal and application.

The relevant Statutory Planning Controls include:

The Environmental Planning and Assessment Act 1979

- *Gosford Local Environmental Plan 2014*
- *Gosford Development Control Plan 2013*
- *Draft Central Coast Local Environmental Plan 2018*

5.0 Gosford Local Environmental Plan 2014

The Gosford Local Environmental Plan 2014 (GLEP 2014) is Council's primary planning control for development in the Gosford Municipality and establishes the requirements for the use and development of within the Gosford City Local Government Area. The GLEP provides objectives, zones and principal development standards including minimum lot sizes, floor space ratios and height of buildings.

Land Use Zoning

The GLEP zoning maps provided by Central Coast Council's website indicate the subject site is currently zoned Residential R1 – General Residential. The proposed development is defined as 'dual occupancy' under GLEP 2014 and is permissible in the zone with Council's consent.

Principal Development Standards

The table below summarises the relevant development standards of GLEP 2014 against the dual-occupancy proposal.

Gosford LEP 2014 (GLEP)			
Development Standard	Required	Proposed	Compliance
Minimum Lot Size	550m ²	641.0m ²	Yes
Height of Building	8.5m	4.7m	Yes
Floor Space Ratio	0.6:1	0.43:1	Yes

Acid sulphate soils

The site is within a class 4 acid sulphate zone in accordance with Council's Acid Sulphate Soils Map. Generally Acid Sulphate Soils are found lower than 2 metre Australian Height Datum (AHD). The site is generally 5-5.5 metres AHD and therefore significant acid sulphate soils would be not likely to be encountered. There will be minimal excavation in relation to the construction for the proposal with the development mainly consisting with slab on ground.

Draft Environmental Planning Instruments

The application has been assessed under the provisions of the Draft Central Coast Local Environmental Plan 2018 and Draft DCP 2018. with regards to the land use and development standards the proposal is consistent with the Draft Central Coast Local Environment Plan 2018 *Draft Central Coast Local Environment Plan 2018* including the density provision.

6.0 Gosford DCP 2013

Along with the Gosford Local Environment Plan 2014, Gosford's *Development Control Plan 2013* (DCP 2013) outlines objectives to development standards and the use of land within the Gosford LGA.

GDCP 2013 - Dual Occupancy Developments

The following table sets out the assessment of proposal against the relevant prescriptive standards of dual occupancy chapter

Development Standard	Description	Required	Proposed	Compliance
Building height & envelope controls	Number of storeys	2	1	Yes
	Floor height of lowest storey	1m	<1m	Yes
	Building envelope	3.5m-45°-8.5m	Single storey	Yes
	Cut and fill restrictions	1m	<1m	Yes
	Ceiling height	2.4m	2.5	Yes
Site Coverage	Site area 641m ²	450m ² -900m ² – 50%	297.7m ²	Yes
Floor space ratio	Site area 641m ²	Dual Occupancy 0.6:1	0.43:1	Yes
Setbacks	Front	6m	6m	Yes
	Side (East)	1m	1m	Yes
	Side (West)	1m	1m	Yes
	Rear	3m	3080	Yes
	Building envelope	3.5m - 45°	3.5m - 45°	Yes

Articulation Zone		1.5m	1.2m	Yes
Carparking	Car parking spaces – \geq 125m ² – 2 car parking spaces	4sp	4sp	Yes
	Gradient	20% max	< 20%	Yes
	Driveway / parking dimensions	3m	>3m	Yes
	Garage door width	Combined 6m	6m + 6m	No
Driveway	Construction	Water permeable surface	Water permeable surface	Yes
		Water run off	Garden between driveway and boundary to be set \leq driveway	Yes
	Narrower than 18m	Individual driveway/dwelling	Shared driveway	No
		Enter & exit by reversing	Enter & exit in a forward direction	Yes
		Single width	Single width	Yes
		Flanked by 0.5m planting down the edge for planting	0.94m	Yes
Private Open Space		75m ²	Villa 1 - 86m ² Villa 2 - 94m ²	Yes
	Within the 75m ²	Portion is to be 6x6m=36m ² for recreational	Villa 1 – 6x6 = 36m ² Villa 2 – 5.5x8.5 =46.75m ²	Yes Yes
		Drying Court 4x4 =16m ²	Villa 1 2x4 off the laundry Villa 2 2x4 off the laundry	No
Sunlight	Internal Solar Access	3hrs to living	Unit 1 - >3hrs shared between morning & afternoon	Yes

			Unit 2 - > 3hrs filtered sun light through existing trees from 9am – late afternoon	
	External Solar Access	3hrs to POS	Unit 1 – single storey will allow for the required ½ POS Unit 2 – will receive filtered sunlight through out the entire day	Yes
	Neighbouring Lots	3hrs to neighbouring dwellings	The proposed building is a single storey and majority of the neighbouring dwellings allows for a 5-6m separation	Yes
Privacy	Window orientation	primary orientation for new dwellings should be towards front or rear setbacks	primary orientation of the new dwellings are facing towards front or rear setbacks, the building only being single level will not overlook the neighbouring dwellings	Yes
	Privacy	1800mm high boundary fence	1800mm high boundary fence	Yes
Bin location	Bins should be stored within garages, behind screens in carports, or in private service courtyards		Bins will be stored behind screened located near the front of the site	Yes
Storage	10m ³		Storage within garages	Yes

Residential Address	Façade treatment	Front door and windows facing street	Villa 1 – windows and doors facing street – main entry from porch off driveway Villa 2 front door and window face street down driveway	Yes
	Garage domination	Garages no > 6m to street	Garages doors are set 17m from street and face west boundary	Yes
	Unarticulated external wall	maximum 8m	The Eastern face of the building consist of 2 walls of 12 & 13m with an articulation in the middle	No
	Roof form	Gables and hipped with exposed eaves	Hipped and gabled with exposed eaves	Yes
		Angle and direction – minimise height	Angle and direction towards centre	Yes

The application has been assessed against the prescriptive measures outlined in *GDCP 2013*

– *Chapter 3.2 – Dual Occupancy Development*. As detailed in the above table, the proposed Development generally complies with the prescriptive measures with the dual occupancy chapter.

Notwithstanding numerical non-compliances with various elements matters of noncompliance indicated are discussed below.

Garage door width

The enclosed garages have been designed to house the 2 required car spaces and garage storage. The garage doors are individually 5.2m wide, it is believed that the larger garage doors will not detract from the desired character of the built form.

The western wall of the garage is set more than 2m behind the western wall of villa 1, this allows for a large articulation of the Western façade, visually giving villa 1 a look of its own building from the street. In helping do this the drive have been set back 940mm from the Western boundary to allow for good deep planting of tall trees along the western boundary and 800mm of planting between Villa 1 and the driveway. When the tall planting along the edge of the driveway is established, visually the garage doors will have very little impact on both the street and neighbouring properties. It is believed having the second car being parked in the garage will be safer for residence, visitors and pedestrians.

Shared Driveway

It is proposed that a shared driveway is to be used. The shared driveway width and depth in front of the garages will allow for all vehicles enter and exit in a forward direction being a more desirable than reversing from a driveway across a foot path and into a roadway. The driveway has been designed to allow for larger trees to be planted along the boundary with smaller lower trees to be planted along Villa 1. The shared driveway will give the site a more desirable look allowing for additional landscape planting in the front of the site facing the street otherwise taken up by an additional driveway.

Private Open Space

The GDCP 2013 requests each dwelling to have 75m², villa 1 has 86m² and villa 2 has 94m² or 180m² combined site.

Included in these calculations are two desirable areas for recreational usage and another for services, the GDCP 2013 requests these areas of 6x6=36m² for recreational usage and 4x4=16m² for additional services.

Villa 1 complies with both of these requirements, both being located within the front set back. Proposed is to landscape the first 2 metres giving 4 – 4.5m of clear recreational outdoor living area off the living room. It is believed that the intent of service area is not to be within the front set back set a drying court is to be located off the laundry area of a size 4x2m.

Villa 2 is a little short has an outdoor living area of 5.8x7.4m directly accessed off the internal living area, while 6x6m is required for services, unit 2 has a 8x2.6m in size. It is believed the intent of the recreational area has been met and with landscaping there will still be a large area for entertaining. The requested area for services also has a small shortfall in one direction, however a second drying court is proposed off the laundry area.

Site Cover and Deep Soil Zones

The site would incorporate appropriate areas of soft landscaping that would allow for an appropriate infiltration of stormwater to the water table. The development would include rainwater tanks to assist in reducing the hydraulic rate of stormwater captured by the dwelling roofs and across impermeable surfaces across the site.

The site cover is consistent with neighbouring and surrounding developments and it is acknowledged that the Umina Peninsula soil profile is highly permeable allowing excellent infiltration of stormwater back into the water table.

Please refer to the Hydraulic engineers and Basix details.

External Appearance

The proposed dual – occupancy development would incorporate vertical and horizontal cladding with colorbond roofing utilising an appropriate schedule of finishes that would be compatible with the contemporary dwellings of a coast development. The design of the building provides for articulation of the building façades that would otherwise be a monotonous design. Careful cladding design has been used to enhance the façades to help break up what otherwise be seen as a monotonous façade.

Careful design and material choice has been undertaken in the architectural treatment of the façade. The colouring of the solid walls would constitute a light earthen tone to alleviate overbearing contrast with the surrounding medium density development that has been established in the area.

Front Fencing

Unlike single dwelling-houses that are erected upon residential sized allotments, that typically have their principal private open space positioned to the rear of the dwelling-house; multi-unit dwelling and residential flat buildings have court yards positioned to the front of the front dwelling with courtyard fencing to allow an appropriate level of screening to the principal private open space. With the incorporation of a roadside planting and horizontal timber panelling, the structure avoids a monotonous form with the bulk and scale broken by the incorporation of timber panelling. The scenic quality of the area would not be compromised with the erection of front fencing to the residential complex. The implementation of the front courtyard fencing will allow appropriate delineation and acoustic attenuation of the private open space to be utilised by the front unit within the development and the adjoining streetscape.

External Appearance (length of unarticulated external wall)

The proposed dual occupancy housing development would incorporate side wall lengths along the western elevations greater than the 9m requirement. Notwithstanding the numerical non-compliance; the single storey wall would face a side boundary that would have no impacts to the streetscape and the neighbouring lot as the single storey structure would be screened by a common boundary fence. The design incorporates lightweight cladding and colorbond roofing utilising an appropriate schedule of finishes that would be compatible with the scale and style of contemporary medium density development that have been established in the locality. The front façade would be modulated in a manner to alleviate monotonous design providing traditional street address. The design incorporates a balance of horizontal and vertical elements to incorporate breaks in form that is encouraged by the design criteria of the DCP.

Residential Address

Clause 3.3.4.2.1 of the DCP stipulates that where possible, dwellings to provide a traditional street address. Additionally the front courtyard fencing would include letter boxes with landscaping in fronting the site to assist in providing appropriate street presence.

Design and Location of Garbage Bin Enclosures

A combined bin store located beside the driveway entrance set back a metre top allow for planting between the boundary and the bin store. The construction will match the privacy fencing of the front unit with gates for access. As illustrated in the site plan, the two units will share the location of the bin store. Garbage bins that would be screened from both internal courtyards and from the street. The bins would be located near to pedestrian entrances or driveways where gradients satisfy technical requirements in the Waste Management Chapter of the GDCP.

Private Open Space

The private open space areas do not meet the 75m² numerical measure. However each dwelling has sufficient areas for soft landscaping areas and direct and accessible private open space from the living areas within the dwellings that would enhance the connection to the outdoor areas from the living areas of the dwellings. The positioning of the open space areas and pergola would provide appropriate solar access to enhance the indoor – outdoor connectivity of each unit in accordance with the DCP.

Each courtyard would allow the implementation of separate private areas with appropriate solar access to allow the occupants of each unit to enjoy a practical space to “*ensure that new developments provide high quality living environments*” as stipulated within the DCP. On that basis the proposal meets the overarching objectives of the within the DCP.

7.0 Water Cycle Management

The intent of Water Cycle Management is to minimize the impact of development on the natural water cycle. In this instance the development would relate this plan in relation to stormwater discharge from the development. The proposal would incorporate WCMP prepared by *Roz Engineering* incorporating rainwater tanks to capture stormwater discharge from the development in accordance with the Water Cycle Chapter within Councils DCP 2013. The development would include a water cycle management plan for the dual occupancy development that incorporates water recycling measure in accordance of the Council's Water Cycle Management requirements.

8.0 Waste Management

The proposed future dwelling-houses will have access to the existing road waste collection system from the street. The proposal would be consistent with the provisions of the waste management collection in the area with waste collection bins to be collected from the road frontage. Moveable garbage bins would be located within a screened location to minimise visual impacts to the streetscape and the private opens spaces within the site.

A Waste Management Plan in relation to the recycling of materials and the disposal of waste during construction has been prepared and is provided with this application.

9.0 The likely Impact of Development

Context and setting – The proposal is considered generally to be consistent with the development pattern in the zone and will not compromise the context and the setting of the surrounding area.

Utilities – reticulated water and sewerage system electricity, telephone / internet are currently available to the site.

Waste – All household waste will continue to be collected by the existing waste services

Natural Environment - The site is not located within a bushfire prone area, heritage conservation area or in the vicinity of a heritage-listed item and is not constrained by threatened species.

Social and Economic Impacts - No adverse social or economic impacts are anticipated as a result of the proposed development. The development provides a positive effect as it will provide the opportunity to provide the Central Coast LGA with additional dwellings to cater for the demand for additional housing in the locality.

10.0 Suitability of the Site for the development

The site is well served by public transport and is located within close proximity of various services such as shops, schools, recreational parks and medical facilities. In view of the fact that the site is located within an established residential area and that all utility services would be available for the site, the proposed development is considered acceptable.

11.0 The Public Interest

The public interest is well served by the proposed development. In view of the careful nature of the design it is considered that the health and safety of the public will not be affected. The proposal provides the local area with new dwellings on a site that is inherently suitable for such development. The proposal would not increase the intensity of development on the land which reinforces and supports the planning objectives of the zone.

12.0 Conclusion

As detailed within this report, the proposed dual occupancy development at 105 Karingi Street, Umina Beach is consistent with the objectives, planning strategies and controls applicable to the site. The proposal provides increased housing density which is well designed to meet residential needs and is commensurate with the character of the surrounding area. Given the absence of adverse environmental, social or economic impacts the application is submitted to Council for assessment and approval, subject to necessary conditions of consent.