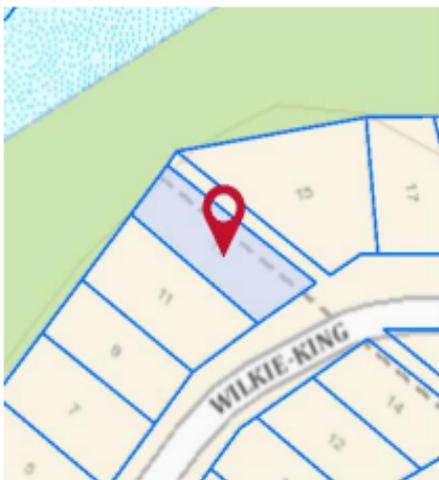


STATEMENT OF ENVIRONMENTAL EFFECTS & CHARACTER STATEMENT



Property Details

Address: 13 WILKIE-KING AVENUE SARATOGA 2251
Lot/Section 8/-/DP221372
/Plan No:
Council: CENTRAL COAST COUNCIL

**Proposed New Swimming Pool
and Deck**

Statement of Environmental Effects and Character Statement

INTRODUCTION

This document is submitted to Central Coast Council in support of a development application which proposes a new swimming pool to an existing residence at **Lot: 8, DP: 221372, Street Address: 13 Wilkie-King Ave Saratoga NSW 2251**. This statement addresses the design approach, intent and rationale that are associated with the proposal and its likely impact on the environment in accordance with Gosford City Council's Local Environment Plan and Development Control Plan (DCP).

The following pages details ten considerations under these following headings:

1. Site Suitability
2. Present and Previous Uses of the land
3. Development Compliance
4. Access and Traffic
5. Privacy, Views and Overshadowing
6. Air and Noise
7. Flora and Fauna
8. Energy
9. Waste
10. Character

1.0 SITE SUITABILITY

The site proposed for development is 13 Wilkie-king Ave Saratoga NSW 2251 (Fig 1.1). The proposal makes use of a residential block of land being, at its longest length approximately 40.0m, orientated North-West to South-East , and a maximum approximate width of 20.00m. The total lot size area is approximately 800 sqm. The site is zoned R2- Low Density Residential. It has a front boundary to Wilkie-King Avenue to the south, with the western boundary abutting to a neighbouring property, the eastern boundary abutting an access way and the rear north-western boundary abutting land Zoned RE1 with vegetation.

13 Wilkie-king Ave Saratoga NSW 2251



Figure 1.1 Site

There is an existing dwelling and a garage on the site that is fronting to 13 Wilkie-King Ave. The siting of the swimming pool is to be to the rear of the dwelling on the north-western side of the lot, on land that is flat.

The site is a residential block with good solar access. The predominant winds for this region are generally a north-east breeze in the summer which swings around to a south to south-west direction during the winter.

The site is identified as vegetation buffer on Bush Fire Prone land however there is no other hazards identified for the site on NSW mapping.

Precautions for any erosion is to be made by the installation diverter drains and silt control barriers to the excavation and surrounding earthworks associated with this development. This ensures that sediments will not wash from the site into existing drainage systems, waterways or effect any adjacent lands.

2.0 PRESENT AND PREVIOUS USES OF THE LAND

The land is used for residential use. This proposed development seeks to continue this usage of the land in the same nature. It currently houses a dwelling and a garage. The site does not appear to be Heritage listed.

3.0 DEVELOPMENT COMPLIANCE

The Proposed development within the relevant areas as follows:

Land zoning – R2-Low Density Residential

Floor Space Ratio – Existing

Height of Buildings – Complies

Lot Size – Existing therefore complies

Land Reservation Acquisition – None present, Complies

Heritage – Does not appear to be Heritage

Acid Sulfate – No

Flood Level – No

Bushfire Assessment – Buffer

DCP compliance occurs for the following:

Request a variance to the Gosford DCP for the deck surround to be at boundary on the western side of pool.

4.0 ACCESS AND TRAFFIC

Not applicable under this application.

5.0 PRIVACY VIEWS AND OVERSHADOWING

The swimming pool does not impact on Privacy and Overshadowing. Open space will maintain current levels of sunlight.

6.0 AIR AND NOISE

Not applicable under this application

7.0 FLORA AND FAUNA

The proposed location of the pool will pose no detrimental harm to the surrounding wildlife, animals or plants.

8.0 ENERGY

Not applicable under this application

9.0 WASTE

Waste management will be in accordance with the Central Coast Council Waste Management Plan (WMP) and the Gosford DCP. A WMP is attached to this Application.

1.1 Objectives of this Chapter

To identify Council's expectations and requirements for the management of waste (not including sewage) on individual sites including information required in development applications

To identify approaches and techniques which promote waste minimisation in the Central Coast Council Area.

To provide Council's requirements for the management of waste including storage, handling and disposal of waste and recyclable materials on individual sites

To promote best practice in waste management and quality environmental outcomes

Ongoing:

- Arrange for the delivery of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage.
- Consider returning excess materials to the supplier or manufacturer if required.
- Allocate an area for the storage of materials for use
- Arrange contractors for the transport, processing and disposal of waste and recycling.
- Ensure that all contractors are aware of the legal requirements for disposing of waste.
- Minimise site disturbance and limit unnecessary excavation.

Please refer to the accompanying Waste Management Report for further details.

10.0 Character

The proposed swimming pool will offer the residents an entertainment and healthy lifestyle facility. There will be no adverse effects on the aesthetic quality of the development or surrounding properties, the proposal will complement the site. It is therefore considered that the proposed construction of a new swimming pool upon the land at 13 Wilkie-King Ave Saratoga NSW 2251 is worthy of the consent of council.