

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS
5 Hastings Rd, Terrigal NSW 2260
LOT 11, DP 17996

INTRODUCTION

Consent is sought for alterations and additions to the existing residential dwelling at 5 Hastings Rd, Terrigal. A Development Application is submitted pursuant to the provisions of Gosford Local Environmental Plan 2014 and the Gosford Development Control Plan 2013. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 4.15 of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Full details of the proposed development have been provided to council along with this statement as part of the Development Application.

THE SITE

The site is currently zoned R2 – Low Density Residential and is centrally located in terms of access to urban services and infrastructure. Public transport services are available within a short distance.

The site has a total area of 682.10m² with direct vehicle access from Hastings Road. The lot has an average width of approximately 17.1m and an average depth of approximately 39m. The site has cross fall across the site of approximately 2.5m from the high side (western boundary) down towards the eastern boundary. Accurate boundary dimensions and levels to AHD are shown on Architectural Plans & Contour Survey.

All services are available and connected.

Aerial view of local context from council mapping:



Slope/Geotechnical Hazard:-

The Section 149 Planning Certificate issued by Council indicates the land may be subject to slip. After speaking with Council, they have advised that a slope stability assessment is not required. Therefore, it is considered that the development does not require geotechnical conditions.

Acid Sulfate Soil: -

The site has been identified as being within Class 5 Acid Sulfate Soils area according to council's Acid Sulfate Soil planning map.

The proposed excavation is minimal as detailed on the architectural plans and will not lower the water table.

Mine Subsidence: -

The site has not been proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

Flooding risk: -

The site is not within any flood zoning according to councils mapping.

Bushfire Risk: -

The site is not within a bushfire affected area according to council's mapping.

Critical Habitat: -

The site does not include or comprise of any critical habitat.

Conservation: -

The site is not identified as being within a conservation area.

Environmental Heritage or historical significance: -

There are no items of environmental heritage situated on the site and the proposed development has no impact on any heritage buildings within the area or the historical relevance of the area itself.

Incompatible adjoining development: -

In no direction are there any existing developments of an incompatible nature. There are no commercial/industrial developments adjoining this site. All future neighbouring developments would be of a residential nature.

SEPP Coastal Management 2018

The site is mapped as being within a 'Coastal Environment Area' and a 'Coastal Use Area' as defined by the SEPP Coastal Management 2018.

The proposed development has been assessed against the objectives of these areas and will not cause an adverse impact on any of the following:

- the integrity and resilience of the biophysical, hydrological and ecological environment.
- coastal environmental values and natural coastal processes.
- the water quality of the marine estate.
- existing, safe access to and along the foreshore for members of the public.
- overshadowing, wind funnelling and the loss of views from public places to foreshores.
- the visual amenity and scenic qualities of the coast.
- Aboriginal cultural heritage, practices and places.
- cultural and built environment heritage.

Scenic Quality: -

The proposed development is consistent with the objectives of the DCP Chapter 2.2 with regard to:

- A) Protection of vegetated ridgelines and upper slopes
- B) Character of the area both built and natural
- C) Retention of non-urban breaks between urban areas
- D) Ensuring built environment does not dominate landscape features in non-urban areas
- E) Highlighting quality of particular areas

The proposed development does not contribute to the loss of the characteristics of the natural environment, nor does it dominate the existing high level of visual integration of the local area.

Local Character:-

The subject site is located in Terrigal 4: Open Woodland Hillsides area in accordance with the DCP Chapter 2.1.

The proposed works are considered consistent with the existing character which is defined as consisting of modestly-scaled cottages, of varied design and one or two storeys, are constructed of brick or timber frame, often set above basement garages, and surrounded by gardens that include wide side yards.

As well as being consistent with the existing character the proposed works are considered to achieve the desired character and are compatible with similar newly built dwellings in the area.

PROJECT AIMS & OBJECTIVES

- To provide an environmentally sympathetic residential accommodation for the local area whilst integrating the proposed alterations & additions with the existing dwelling, surrounding new developments and the desired future character of the locality.
- To achieve a development that enhances not only the existing dwelling but also enhance the visual amenity of the area.
- To create comfortable living quarters for the inhabitants whilst acknowledging environmental objectives and improving the architectural quality of the dwelling and area.

THE PROPOSAL

The proposal involves a second storey addition which will be used solely as a lounge room space which also has a small deck off this space. On the ground floor there is a minor reconfiguration of the existing internal layout including a bathroom renovation and a new staircase to access the proposed lounge room. The proposal also includes the extension of the existing deck to the side of the dwelling and the addition of a new open pergola to the lower level.

Once complete, the dwelling will contain 3 bedrooms, one bathroom, open plan kitchen / dining / living area and decks to the ground floor. The proposed second storey will consist of a lounge room and small deck. The existing lower level will remain unchanged and consists of a garage, laundry and storage area which will remain non-habitable. Full details are provided on the architectural plans.

External building materials include horizontal cladding with goal of matching existing cladding if possible, brick, selected aluminium powder coated windows and doors of varying types, selected roof tiles to match existing tiles and selected colorbond roof sheeting.

BUILDING SCALE

Building Height

The subject land is identified on the height of buildings map as having a maximum permissible building height of 8.5m.

The proposed addition to the existing dwelling includes a small area of roof above this height, with a ridge height of 8.95m at the highest point. This is brought about in part by the need to tie in with the existing floor levels of the existing dwelling and the sloping nature of the site and surrounding terrain.

A submission to vary clause 4.3 of the LEP has been prepared in accordance with clause 4.6 of the LEP and has been submitted along with this application.

The appearance of a continuous wall of development along any street or hillside has been avoided and new roofs have been gently pitched. The scale of prominent facades has been minimised by using low pitched roofs, split roof lines plus a variety of materials and finishes rather than expanses of plain masonry.

Site Coverage

The proposed site coverage is 183.46² (26.8%), far less than the allowable 60% while 383.29m² (56.2%) of the site has been dedicated to landscaped open space.

Floor Space Ratio

The Floor Space Ratio (FRS) of the proposed development. is 0.31: 1 (31%), less than the maximum FSR of 0.5: 1 (50%) allowed by council in this area.

SETBACKS (Residential Lots)

Front Setback

The front setbacks to the dwelling remain unchanged and compliant with council controls

Rear Setback

The rear setbacks to the dwelling remain unchanged and compliant with council controls.

Side Setbacks

Side boundary setbacks to the proposed additions vary from 2.6m to 4.09m which are compliant with council controls and remain consistent with the existing and surrounding dwellings. This ensures there are no adverse effects on neighbouring dwellings.

RESIDENTIAL AMENITY

Views & Visual, Privacy

Given the location of the existing dwelling and the proposed additions the proposed works will have minimal impact on the views of neighbouring dwellings.

View sharing principles have been considered and adopted with regard to the neighbouring dwellings. The up slope dwellings on Hastings Rd to the west enjoy panoramic water views from several vantage points within the dwelling. The proposed additions to the second storey have been thoughtfully located to avoid interrupting views. When considering the established Tenacity principles, the expectation to retain views across side boundaries is often unrealistic. It also states that the extent of the impact should be assessed, this should be done for the whole of the property, not just for the view that is affected. The final step of the established Tenacity principles is to assess the reasonableness of the proposal that is

causing the impact, in this case the proposal fully achieves what are considered reasonable view sharing principles.

Due to the location and levels of new floor area and windows within the proposed works and the location of neighbouring dwellings, there are no privacy concerns affecting any of the habitable rooms or private open space of adjoining dwellings.

Sunlight Access

The solar orientation and location of adjacent dwellings, along with the location of the proposed works, the overshadowing on the Eastern neighbouring private open spaces will be minimal. During winter, 100% of neighbouring private open spaces will continue to receive 3 hours of sun between 9am and 3pm in accordance with the objectives of the DCP.

Private open space Access

During both the summer and winter months there will be minimal impact on any neighbouring private open spaces as a result of the proposed development. In accordance with the DCP: On June 21, 50% of the required principal private open space area for the dwelling receives at least 3 hours of unobstructed sunlight access between 9am and 3pm.

CAR PARKING AND ACCESS

Car parking within the site will remain unchanged in the form of the existing garage. Due to the nature of the proposed development the amount of traffic generated will remain unchanged and will be minimal.

ENERGY EFFICIENCY

- *Siting of building to boundaries / Adjoining buildings:*
The proposed development has been situated away from boundaries and potential neighbouring buildings in their areas requiring extended periods of sunlight e.g. courtyards and drying areas.
- *Orientation of building*
The dwelling is orientated to locate suitable living areas in positions such to receive winter sunlight improving the energy requirements for heating.
- *Orientation of windows*
Windows have been maximised in areas to receive winter sunlight.
- *Natural cross ventilation*
Where possible windows are positioned to allow a cross flow of air for cooling and ventilation purposes.

OTHER RELEVANT MATTERS

In addition to the matters discussed in this report, Section 4.15 of the Environmental Planning and Assessment Act identifies the following matters for consideration in determining a Development Application: -

Environmental Impacts on the Natural and Built Environment

This development finished will greatly enhance visual streetscape with a well-presented façade and complimenting landscape treatment.

As the site is located within an established residential area, the key potential environmental impacts associated with the development will be limited to the following:

- Sedimentation and erosion while soils are exposed
- Dust nuisance while soils are exposed

- Noise during construction

Sedimentation and erosion hazard characteristics:

The provision of Sediment Control Barriers to council requirements during the construction period will ensure that sediment laden run off does not leave the site and enter local waterways. Refer proposed site plan.

Proposed construction sequence:

A Sediment Control Barrier will be installed prior to construction commencing. The barriers will remain in place until the end of the project when all hardstand areas and roofs are connected into the stormwater system and turf is laid thus eliminating any possible soil runoff.

Proposed rehabilitation and revegetation measures:

Revegetation will be in the form of trees, shrubs and ground cover.

Proposed dust control measures:

Potential dust nuisance will be mitigated by keeping the site damp during high wind episodes should this be necessary during the construction stage.

Proposed noise control measures:

With regard to noise during construction, all work will be limited to the hours prescribed under the Environmental Noise Control Manual.

Other Environmental Impact scenarios:

There is nothing in the process of construction or finished standing of this development to impact on the following beyond the normal allowable standards:-

Air quality

Water quality

Soil or groundwater contamination

Native flora/fauna habitat

Public health/safety

In conclusion it is considered that any potential environmental impacts on the natural or built environment can be mitigated through the design measures incorporated within the proposed site layout or alternatively can be avoided in future through compliance with the conditions of consent.

Social and Economic Impacts on the Locality

The development is in keeping with the character of the locality and will increase the range of housing options available within the Central Coast LGA. Further, the development will create employment during the construction stage. The proposal is therefore considered likely to have a positive social and economic effect.

Suitability of the Site for the Development

The site forms part of an existing residential area dedicated to providing land for residential housing. An infrastructure of services and amenities already exists with more planned as the area requires. The site is centrally located in terms of access to these shopping facilities and services. It is not affected by any known risks and it is therefore concluded that the land is suitable for the form of development proposed.

Any Submissions made in Accordance with the Act or its Regulations
N/A

The Public Interest

The provision of an expanded range of housing options within an existing urban environment is considered to be consistent with the public interest.

CONCLUSION

The proposed development is considered worthy of Council's support having regard to the above matters and complies with the objectives of the Residential Zone as outlined in the current Local Environment Plan.

Council's favourable consideration of this application is requested.

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