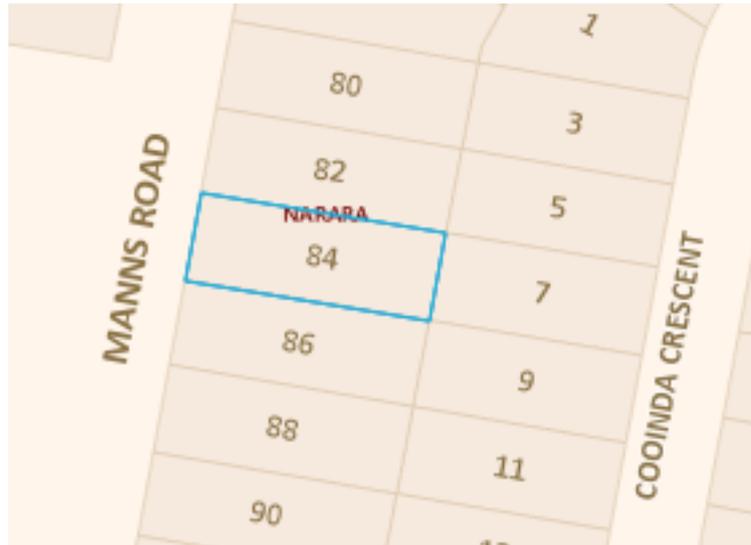


STATEMENT OF ENVIRONMENTAL EFFECTS & CHARACTER STATEMENT



Proposed Carport/ Patio cover

**84 Manns Road Narara
NSW 2250**

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 carport/ patio cover to an existing residence at **Lot: 11, DP: 236409, Street Address: 84 Manns Road Narara, NSW 2250**. 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 84 Manns Road Narara, NSW 2250 (Fig 1.1). The proposal makes use of a residential block of land being, at its longest length approximately 41.2m, and a maximum approximate width of 15.2m. The total lot size area is approximately 626.2 sqm. The site is zoned R2- Low Density Residential. It has a front boundary on Manns Rd, to the west, with the eastern, northern and eastern boundaries all abutting to neighbouring properties.



Figure 1.1 The Site

There is an existing dwelling on the site that is fronting to Manns Road and an existing garage to the rear of the property. The siting of the carport is to be on the north-western corner of the existing dwelling 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 not identified for any hazards on Central Coast Mapping, no bushfire, flooding or acid soil.

Precautions for any erosion is to be made by the installation of silt control barriers to the any excavation 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 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 – No

Acid Sulfate – None

Flood Level – No

Bushfire Prone Land– No

DCP compliance occurs for the following: None

4.0 ACCESS AND TRAFFIC

Not applicable under this application.

5.0 PRIVACY VIEWS AND OVERSHADOWING

The carport/ patio cover does not impact on Privacy or cause any 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 carport/ patio cover 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

Strategies:

- 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.

10.0 Character

The proposed carport/ patio cover will offer the residents protection from the weather such as rain and hail when accessing their property. It will also provide protection for their vehicles and home from extreme weather events such as hail and prolonged sun exposure. 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 carport/ patio cover upon the land at 84 Manns Road is worthy of the consent of council.