

## STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS & ADDITIONS  
**21 Oceano St, Copacabana NSW 2251**  
LOT 747, DP 30049

### INTRODUCTION

Consent is sought for alterations and additions to the existing residential dwelling at 21 Oceano St, Copacabana. A Development Application is submitted pursuant to the provisions of Gosford Local Environmental Plan 2014 and the Gosford Development Control Plan 2018. 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 594.20m<sup>2</sup> with direct vehicle access from Oceano St. The lot has an average width of approximately 16.50m and an average depth of approximately 35.50m. The site slopes steeply from the rear down towards the street at the front of the property. 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 within a bushfire affected area according to council's mapping. A bushfire assessment has been prepared as part of this application which identifies the proposed development as being subject to Bushfire Attack Level 12.5 (BAL12.5) in accordance with AS3959-2018. A copy of this report has been submitted to council as part of this application.

**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 **Copacabana 2: Open Parkland** 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 established houses that are modestly-scaled, and include traditional single storey timber-framed bungalows and newer one or two storey brick-and-tile buildings. Recent redevelopment upon elevated lots has produced large two storey brick houses with wide frontages that capture panoramic local views.

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 the enclosure of the lower subfloor into a ground floor level of open-plan kitchen / dining / living and a laundry. It also includes the reconfiguration of the existing upper level including a small addition and deck to this level. The proposal also consists of a new ground floor covered alfresco to the front of the dwelling and the addition of a new double garage located towards the front of the site.

Once complete, the dwelling will contain a total of 3 bedrooms, 2 bathrooms, open plan kitchen / dining / living area, lounge room, laundry, garage, decks and a covered alfresco. Full details are provided on the architectural plans.

External building materials include a mix of horizontal and vertical cladding, selected aluminium powder coated windows and doors of varying types and selected colorbond roof sheeting.

## **BUILDING SCALE**

### **Building Height**

The ridge height of the existing dwelling will increase slightly with an extension of existing pitch to cover the upper level extension. The proposed roof has a height of 6.13m at the highest point which is within the maximum height of 8.5m allowed by council in this area. 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 169.21m<sup>2</sup> (28.4%), far less than the allowable 60% while 286.56m<sup>2</sup> (48.2%) of the site has been dedicated to landscaped open space.

### **Floor Space Ratio**

The Floor Space Ratio (FRS) of the proposed development. is 0.28: 1 (28%), less than the maximum FSR of 0.5: 1 (50%) allowed by council in this area.

## **SETBACKS (Residential Lots)**

### **Front Setback**

The proposed front setback to the dwelling additions is 13.23m and fully compliant with council controls.

The Proposed front setback to the new garage is 3.52m, a variation to the front setback requirements of the DCP is sought as outlined below.

#### Variation to DCP Clause 3.1.3 – Setbacks:

A variation is sought to the minimum front setback to the allotment boundary to provide compliant off-street parking for the occupants.

The DCP suggests a front setback of the average of the 2 nearest dwellings within 40m of the property on the same side of the road. In this instance, given the steep nature of the block and location of the surrounding dwellings, it does not seem practical to apply this method of calculating the setback.

The proposal includes a garage towards the front property with a setback of 3.52m.

Given the steep nature of the site, providing a garage in this location is the most practical way to achieve compliance with the objectives of part 3.1.3 of the DCP and complies with AS2890.1.

The DCP also suggests that garages should be 1m behind the building line, however site constraints mean that this additional 1m setback cannot be achieved.

The proposed garage within council's building line is considered a viable option for the following reasons:

- a. No other suitable area is accessible on the site for such a purpose,
- b. topographical constraints exist such as steep land,

- c. a large number approved precedents exist in the nearby vicinity,
- d. The proposed garage will not affect the amenity of the streetscape or neighbouring dwellings and satisfies the objectives of this section.

The variation requested above remains consistent with the objectives of this clause;

- To ensure that setbacks are compatible with adjacent development and complements the character, streetscape, public reserve, or coastal foreshore.  
*Comment: The proposed setback remains consistent with other garages and structures in the immediate area.*
- To ensure the visual focus of a development is the dwelling, not the garage.  
*Comment: Due to the steepness of the site, there is no alternative location for a parking structure. The garage door has been orientated towards the side boundary and windows provided to address the streetscape, the roof pitch has been kept to a minimum and decorative elements help to reduce visual dominance of the streetscape.*
- To protect the views, privacy and solar access of adjacent properties.  
*Comment: The proposed works do not impact on the views, privacy and solar access of adjacent properties.*
- To maintain view corridors to coastal foreshores and other desirable outlooks.  
*Comment: The proposed works do not impact on view corridors to coastal foreshores or any other desirable outlooks.*
- To maintain the scenic and environmental qualities of natural waterbodies and their foreshores and respond to site attributes such as topography.  
*Comment: The proposed works do not impact on the scenic and environmental qualities of natural waterbodies and their foreshores and respond to site attributes such as topography.*
- To provide deep soil areas sufficient to conserve existing trees or accommodate new landscaping.  
*Comment: The proposed front setback provides ample areas to accommodate new and existing deep soil planting.*
- To provide appropriate articulation of facades and horizontal elements reduce the appearance of bulk and provides visual interest to the building and subsequent streetscape where they face a street frontage/s.  
*Comment: The garage door has been orientated away from the street, windows and a low pitched roof have been incorporated to reduce the appearance of bulk and provides visual interest to the building and subsequent streetscape.*

Given that the variation requested satisfies the objectives of the DCP as outlined above, Council's favourable consideration of this variation is requested.

### **Rear Setback**

The proposed rear setbacks vary from 4.58m to 4.77m and remain compliant with council controls.

### **Side Setbacks**

Side boundary setbacks to the proposed additions vary from 1.13m to 5.4m which are fully compliant with council controls and remain consistent with the existing and surrounding dwellings. This ensures there are no adverse effects on neighbouring dwellings. All parts of the dwelling remain within the building envelope stipulated by council.

## **RESIDENTIAL AMENITY**

### **Views & Visual, Privacy**

Given the location of the existing dwelling and the proposed additions the proposed works do not create any potential conflicts regarding the impact of views of neighbouring dwellings.

Due to the existing site vegetation and the location and levels of new 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, ensure there will be no additional overshadowing of neighbouring private open spaces. During winter, 100% of neighbouring private open spaces will continue to receive the previous same amount 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.

## **CAR PARKING AND ACCESS**

Car parking within the site will be enhanced with the addition of a new double garage. The existing vehicle access crossing will be utilised. 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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