



Statement of Environmental Effects

5 Laurel Place, Umina Beach NSW 2257

Proposed Alterations and Additions to Existing Dwelling

OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application (DA) submitted to Central Coast Council (the Council) for proposed alterations and additions to an existing dwelling house (the Proposal) at 5 Laurel Place, Umina Beach NSW 2257, being Lot 50 in Deposited Plan 240173 (the Site).

The DA is made pursuant to the Environmental Planning and Assessment Act 1979 (EP&A Act), the Central Coast Local Environmental Plan 2022 (CCLEP2022), and the Central Coast Development Control Plan 2022 (CCDCP2022). This SEE has been prepared pursuant to the EP&A Act and Part 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). Assessment against the relevant matters for consideration under Section 4.15(1) of the EP&A Act has also been carried out under the Planning Assessment section of this SEE.

This SEE has been prepared in accordance with the EP&A Regulation, which requires an SEE to address the following:

- the environmental impacts of the development,
- how the environmental impacts of the development have been identified,
- the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- any matters required to be indicated by any guideline issued by the Secretary for the purposes of this clause.

The environmental impacts of the Proposal, including the measures taken to protect or lessen the expected harm to the environment, are addressed throughout this SEE.

PROPOSED DEVELOPMENT	
PROPOSAL	Proposed Alterations and Additions to Existing Dwelling
PROPERTY	5 Laurel Place, Umina Beach NSW 2257
	Lot/Section/Plan no: 50/-/DP240173
LOCAL GOVERNMENT AREA	Central Coast Council
CLIENT	Jeremy & Raquel Bennett
DATE	July 15, 2026
Project Number	PL_5LaurelPlace

SITE ANALYSIS

The Site is known as 5 Laurel Place, Umina Beach and is legally described as Lot 50 in DP240173. The Site is located on the north-western side of Laurel Place, a local cul-de-sac, and has an area of 476.17sqm. The Site is broadly rectangular with a single frontage to Laurel Place to the south-east, a front setback of approximately 7.741m to the existing dwelling, and it adjoins residential lots to the north, west and east.

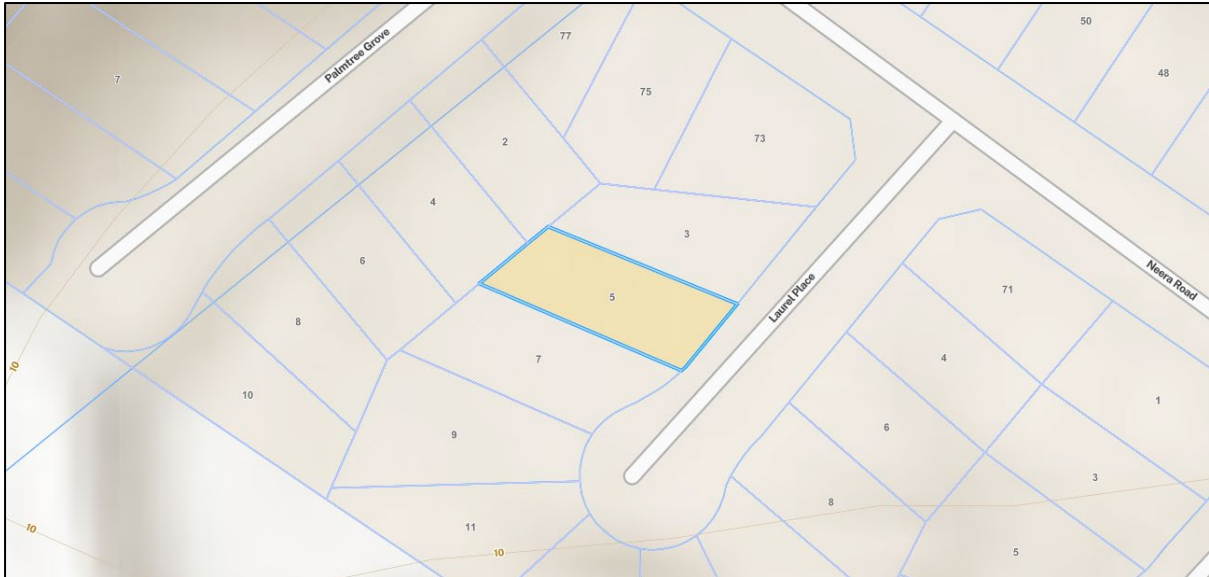


Figure 1: Cadastral image of the Site (Source: NSW Explorer V2).

The Site is zoned R2 Low Density Residential under the CCLEP2022, with dwelling houses a permissible land use in the zone subject to the grant of development consent. The C2 Environmental Conservation land to the south-west and RE1 Public Recreation land to the north-east reflect the surrounding bushland setting.



Figure 2: NSW Spatial Viewer – Land Zoning Map extract over the Site.

The topography falls from the higher land to the west and south-west toward the lower drainage ground to the north-east, with the Site at approximately the 8m to 10m AHD band. The Site contains an existing two-storey Class 1a dwelling, comprising a ground-level double garage, elevated living, a rear deck, and an in-ground pool, all to be retained. Reticulated services are connected, and established garden vegetation is present, with bushland adjoining to the west.



Figure 3: Central Coast Council topographic (2m contour) map of the Site

The Site is identified as bushfire prone land, mapped as Vegetation Buffer associated with the adjoining bushland to the south-west. The Site is affected by acid sulfate soils, being predominantly Class 5 with the eastern portion toward the Laurel Place frontage clipping Class 4. The Site is not a heritage item, is not within a heritage conservation area, and does not carry a foreshore building line.

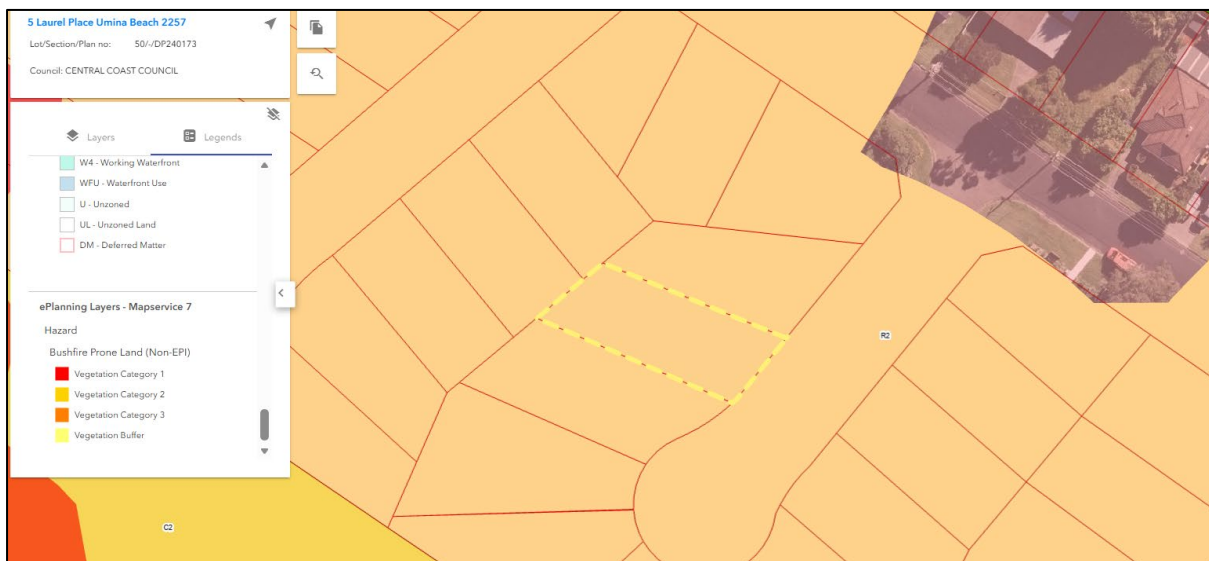


Figure 4: NSW Spatial Viewer – Bushfire Prone Land map extract over the Site.

The Site is affected by the 1% AEP (1-in-100-year) flood extent, where it is predominantly mapped as Hazard Category H2. These constraints have been considered in the design and siting of the Proposal and are addressed further in this statement.

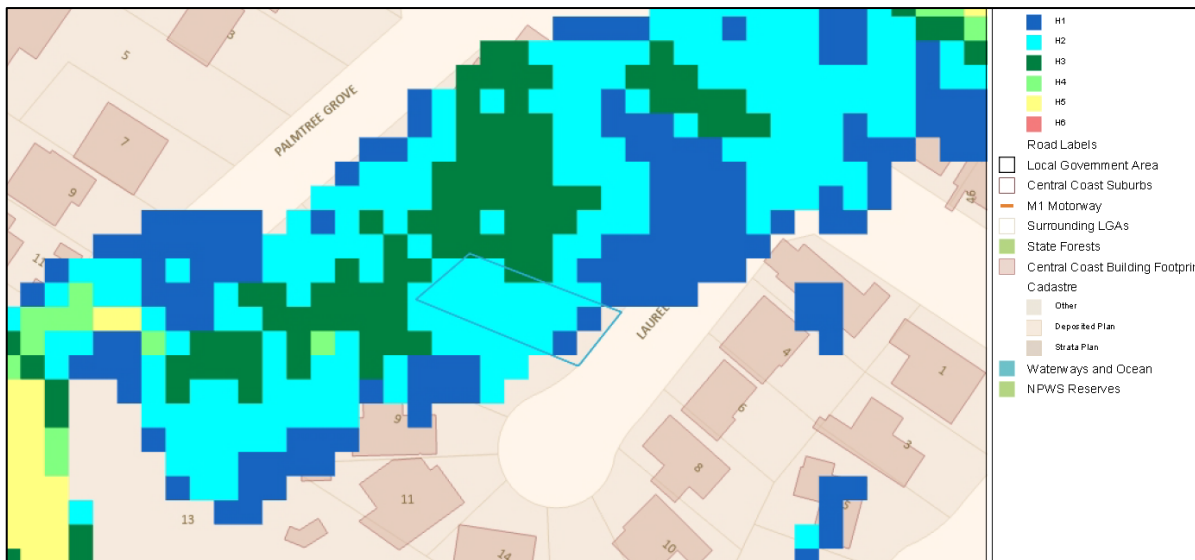


Figure 5: Central Coast Council flood map (Rivers and Creeks, 1% AEP) showing the Site

The surrounding locality is an established low density residential area of Umina Beach, characterised predominantly by detached one and two-storey dwellings on regular suburban allotments. Laurel Place links via the local street network to Neera Road, the Umina Beach town centre, and regional connections toward Woy Woy and the M1 Pacific Motorway. The two-storey form on the Site is consistent with surrounding development, and the Proposal comprises alterations and additions that will not alter the established use, scale, or streetscape character of the locality.



Figure 6: Explorer Map image of the subject Site reflecting broader location

DEVELOPMENT PROPOSAL

The Proposal involves alterations and additions to the existing two-storey Class 1a dwelling house on the Site. The use is unchanged, the dwelling remains two storeys, and no subdivision or change of use is proposed. The works are described below and should be read in conjunction with the architectural plans prepared by Matthew Baker Building Design (Project 26006, Issue 04, dated 14 July 2026) forming part of this application.

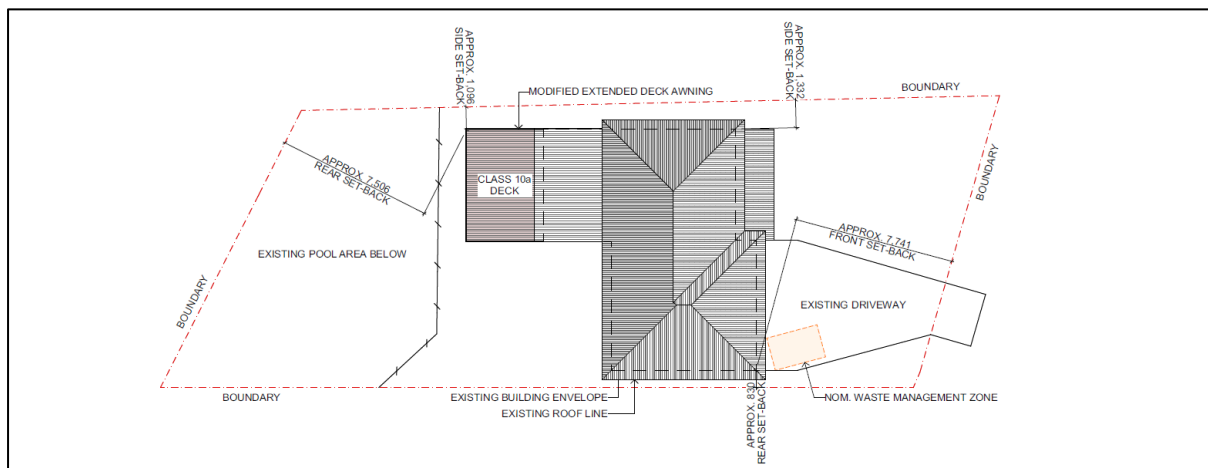


Figure 7: Site Plan (Matthew Baker Building Design, Drawing D103, Issue 04, dated 14 July 2026)

The scope comprises internal reconfiguration of the upper floor to provide a revised master bedroom and a second modified bedroom; enclosure of the existing ground-level alcove beneath the upper floor to create a new bedroom at the lower level; demolition, modification and enlargement of the rear elevated balcony from approximately 13.4sqm to 20.40sqm, with relocation of the external stairs; and new and relocated window and door openings, a new awning, and retention and modification of the privacy screen.

Key characteristics shown on the drawings are:

- Existing gross floor area of 116.92sqm, increasing to 134.75sqm
- Maximum building height of approximately 6.6m, unchanged
- Landscaped area of 156.13sqm
- First floor balcony of 20.40sqm
- Existing setbacks broadly retained — approximately 7.741m to the front (Laurel Place), 1.096m and 1.332m to the sides, and 830mm and 7.506m to the rear

The enlarged balcony is set more than 900mm from the side boundary and incorporates a 1.8m privacy screen to protect the amenity of the occupants and adjoining properties. The design integrates with the existing dwelling and minimises change to the external appearance, with most works internal. The additions are modest in scale, retain the established built form and residential use, and respond appropriately to the characteristics and constraints of the Site.

PLANNING ASSESSMENT

The application is to be assessed against the relevant Environmental Planning Instruments below:

RELEVANT PLANNING INSTRUMENTS
1. Environmental Planning and Assessment Act 1979 2. Environmental Planning and Assessment Regulation 2021 3. Central Coast Local Environmental Plan 2022

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
1. Central Coast Development Control Plan 2022

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION (2021)

Section 25 - Concurrences and/or Approvals

Pursuant to Section 25 of the EP&A Regulation, no additional State-level concurrences or approvals are required for the Proposal, aside from the determination of the DA by the Council as consent authority.

Section 27 - BASIX

The Proposal constitutes BASIX development in accordance with Section 27 of the EP&A Regulation. A BASIX Certificate accompanies this DA, and the commitments identified in the certificate are reflected in the architectural plans and are to be carried through to the construction certificate stage.

SUITABILITY OF THE SITE

Central Coast Local Environmental Plan 2022

The Site is subject to the CCLEP2022. The relevant provisions of the CCLEP2022 are addressed below, with the applicable clauses quoted and a compliance response provided for each.

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT

<i>Zone R2: Low Density Residential</i>	
1 Objectives of Zone	<i>To provide for the housing needs of the community within a low density residential environment.</i> <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <i>To encourage best practice in the design of low density residential development.</i> <i>To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.</i> <i>To maintain and enhance the residential amenity and character of the surrounding area.</i>
2 Permitted Without Consent	<i>Home occupations; Recreation areas</i>
3 Permitted With Consent	<i>Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities</i>
4 Prohibited	<i>Any development not specified in item 2 or 3</i>

The Site is zoned R2 Low Density Residential under the CCLEP2022. The Proposal comprises alterations and additions to an existing dwelling house, which is a land use permitted with consent within the R2 zone under item 3 of the Land Use Table. The use of the Site remains a dwelling house and is unchanged by the Proposal. The Proposal is consistent with the objectives of the R2 zone. It maintains the established low density residential use and provides improved housing amenity for the occupants in response to the day-to-day needs of the household, while retaining the existing two-storey built form and the residential amenity and character of the surrounding area. Subject to the grant of development consent by the Council, the Proposal is permissible on the Site under the CCLEP2022.

PART 4: PRINCIPAL DEVELOPMENT STANDARDS

4.3	<i>Height of Buildings</i>	
	(2)	<i>The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 8.5 metres</i>

The maximum building height applicable to the Site under Clause 4.3 and the Height of Buildings Map is 8.5m. The Proposal retains the existing two-storey built form with a maximum building height of approximately 6.6m, which is unchanged by the alterations and additions and sits well below the mapped maximum. The Proposal establishes a development density and built form height compatible with the character of the surrounding low density residential locality, and complies with Clause 4.3.

4.4	<i>Floor Space Ratio</i>	
	(2)	<i>The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map – N/A</i>
	(2A)	<i>If a building, or part of a building, is a heritage item, the area comprising the heritage item must not be included in the gross floor area of the building for the purposes of calculating the floor space ratio for the building.</i>

No maximum floor space ratio is shown for the Site on the Floor Space Ratio Map, and Clause 4.4 accordingly does not impose a numerical development standard on the Proposal. Notwithstanding, the Proposal results in a modest increase in gross floor area from 116.92sqm to 134.75sqm on a site of 476.17sqm, representing a floor space ratio of approximately 0.28:1. This density, bulk and scale is consistent with the existing dwelling and the surrounding low density residential character, retains generous articulation and open space around the building, and will not result in adverse environmental effects on adjoining properties or the public domain. The Proposal is consistent with the objectives of Clause 4.4.

PART 5 MISCELLANEOUS PROVISIONS

5.11	<i>Bush fire hazard reduction</i>	
		<i>Bush fire hazard reduction work authorised by the <u>Rural Fires Act 1997</u> may be carried out on any land without development consent.</i>

Clause 5.11 provides that bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. The Proposal does not involve such work, and Clause 5.11 is not engaged. The Site is identified as bush fire prone land, mapped as Vegetation Buffer rather than a bush fire vegetation category, reflecting its separation from the hazard vegetation to the south-west. The Proposal comprises alterations and additions to an existing dwelling house, is not for a special fire protection purpose, and is not integrated development under section 100B of the

Rural Fires Act 1997. The works are largely internal and carried out within and beneath the existing building footprint, and do not increase the number of dwellings or intensify the residential use of the Site. The alterations and additions are capable of construction to the relevant Bush Fire Attack Level in accordance with AS 3959, which can be addressed at construction certificate stage. The Proposal is consistent with the intent of Planning for Bush Fire Protection 2019 and satisfies the bush fire requirements applicable to the Site.

5.21	<i>Flood planning</i>	
	(1)	<i>The objectives of this clause are as follows—to minimise the flood risk to life and property associated with the use of land, to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, to avoid adverse or cumulative impacts on flood behaviour and the environment, to enable the safe occupation and efficient evacuation of people in the event of a flood.</i>
	(2)	<i>Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— is compatible with the flood function and behaviour on the land, and will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and incorporates appropriate measures to manage risk to life in the event of a flood, and will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</i>
	(3)	<i>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— the impact of the development on projected changes to flood behaviour as a result of climate change, the intended design and scale of buildings resulting from the development, whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.</i>
	(4)	<i>A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.</i>

The objectives and provisions of Clause 5.21 are set out above. The Site is within the flood planning area, being mapped within the 1% AEP flood extent. Under the Flood Planning Precinct mapping, the Site falls predominantly within Flood Planning Precinct 3 (Flood Storage) across its western portion, with the eastern portion toward the Laurel Place frontage within Flood Planning Precinct 2 (Flood Planning Area). Flood Planning Precinct 4 (High Hazard) adjoins the Site to the north-west within the drainage line but does not extend over the Site. Under the Flood Hazard Category mapping, the Site is predominantly within Flood Hazard Category H2 in the 1% AEP event.

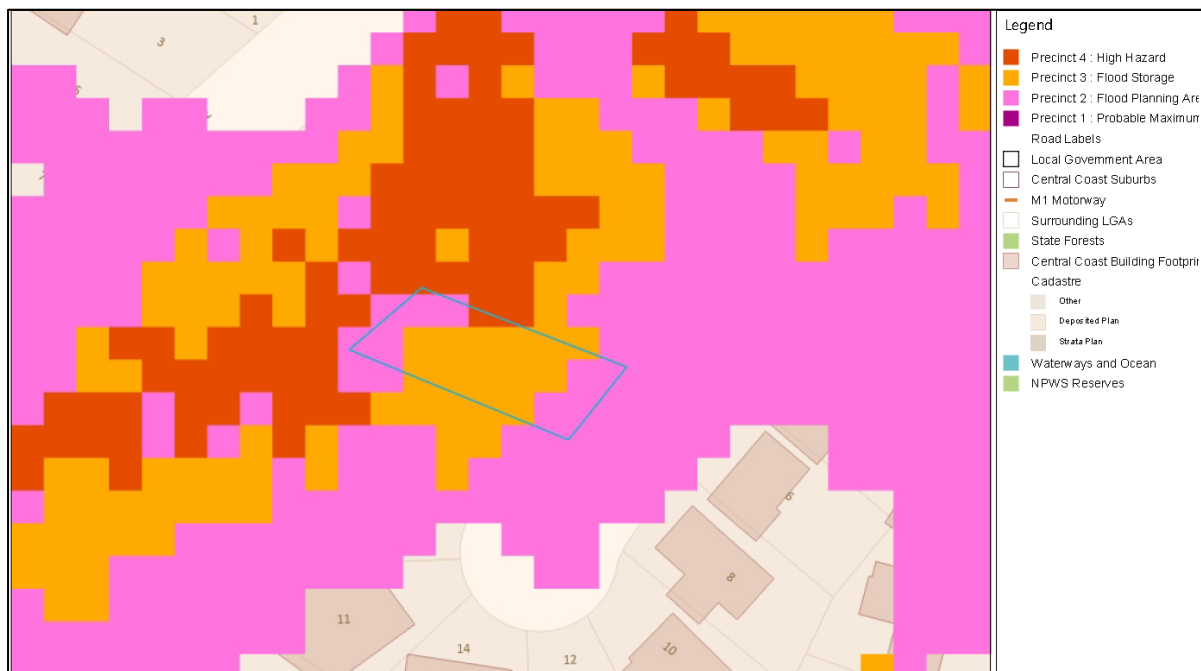


Figure 8: Central Coast Council flood precinct map of the Site and surrounds

The Site is also affected by the Probable Maximum Flood (PMF), which extends across the Site and surrounds. Under the PMF mapping, the Site is predominantly within Flood Hazard Category H3, with the western and southern portions clipping Flood Hazard Categories H4 and H5, indicating a low to transitional flood hazard rather than the Flood Hazard Category H6 land mapped to the north-east and south-west.

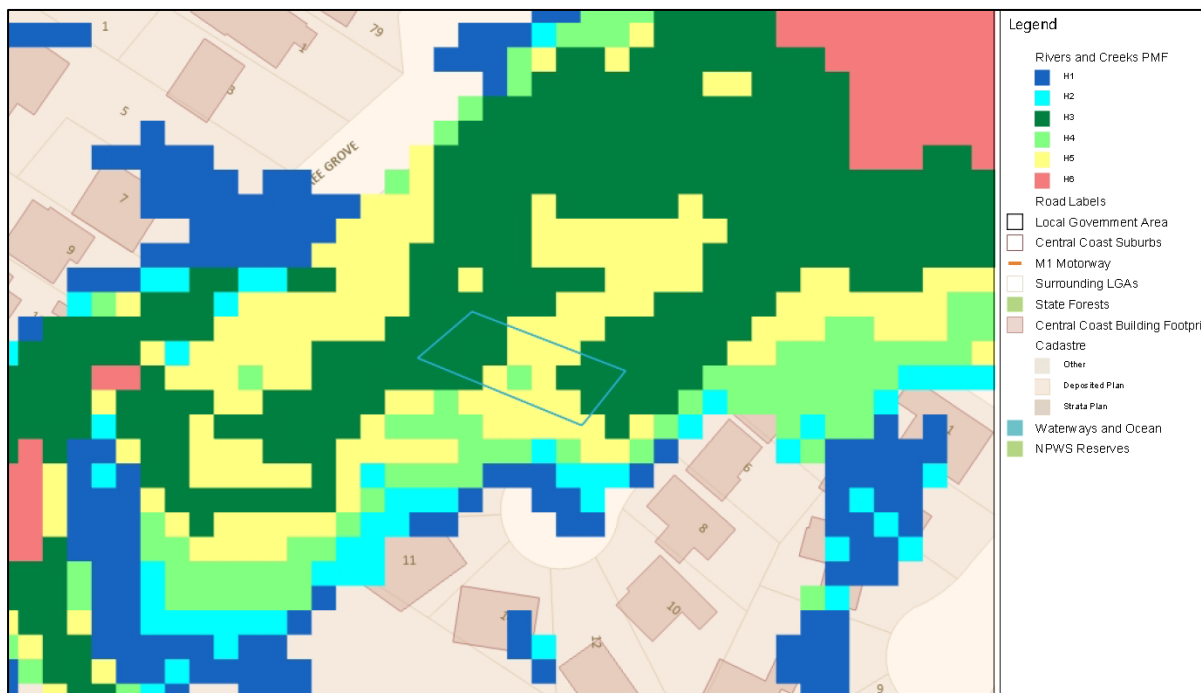


Figure 9: Central Coast Council flood map (Rivers and Creeks, Probable Maximum Flood) of the Site and surrounds

The Proposal satisfies each of the matters in Clause 5.21(2). The alterations and additions are carried out within and beneath the existing building footprint and do not increase the footprint on the flood-affected land. They accordingly do not obstruct overland flow or increase flood affectation on adjoining properties, and no filling of the Flood Planning Precinct 3 (Flood Storage) land is proposed (provisions (2)(a) and (2)(b)). The primary living and sleeping accommodation is retained at the upper levels well above the flood planning level, providing safe refuge, and the works do not increase the number of persons requiring evacuation beyond the existing dwelling, relying on the established evacuation routes serving the area (provisions (2)(c) and (2)(d)). No earthworks, filling or vegetation removal within any watercourse is involved (provision (2)(e)).

Having regard to Clause 5.21(3), the works are modest and confined to an existing dwelling, and the elevated built form and retention of upper-level habitable space minimise the risk to life in a flood event. The Proposal minimises flood risk to life and property, is compatible with the flood function and behaviour of the land, and enables safe occupation of the dwelling. The Proposal satisfies the objectives of Clause 5.21.

5.22	<i>Special flood considerations</i>	
	(1)	<i>The objectives of this clause are as follows—to enable the safe occupation and evacuation of people subject to flooding, to ensure development on land is compatible with the land’s flood behaviour in the event of a flood, to avoid adverse or cumulative impacts on flood behaviour, to protect the operational capacity of emergency response facilities and critical infrastructure during flood events, to avoid adverse effects of hazardous development on the environment during flood events.</i>
	(2)	<i>This clause applies to— for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may— cause a particular risk to life, and require the evacuation of people or other safety considerations.</i>
	(3)	<i>Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development— will affect the safe occupation and efficient evacuation of people in the event of a flood, and incorporates appropriate measures to manage risk to life in the event of a flood, and will adversely affect the environment in the event of a flood.</i>
	(4)	<i>A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.</i>

Clause 5.22 applies to sensitive and hazardous development on land between the flood planning area and the probable maximum flood, and otherwise to development the consent authority considers may cause a particular risk to life or require evacuation in a flood event. The Proposal is alterations and

additions to a dwelling house and is not sensitive and hazardous development as defined in Clause 5.22(5). The works are confined to an existing dwelling, do not intensify the use of the Site or increase the number of persons requiring evacuation, and retain habitable floor space at the upper levels above the flood planning level. The Proposal accordingly does not give rise to a particular risk to life or additional evacuation requirements, and the matters in Clause 5.22(3) do not warrant a different outcome. The Proposal is consistent with the objectives of Clause 5.22.

PART 7: ADDITIONAL LOCAL PROVISIONS

7.1	<i>Acid sulfate soils</i>						
(1)	<i>The objective of this clause is to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</i>						
(2)	<i>Development consent is required for the carrying out of works described in the table to this subclause on land shown on the <u>Acid Sulfate Soils Map</u> as being of the class specified for those works. – Class 4 and 5</i> <table> <tr> <th data-bbox="373 887 539 913"><u>Class of land</u></th><th data-bbox="576 887 655 913"><u>Works</u></th></tr> <tr> <td data-bbox="373 925 395 952">4</td><td data-bbox="576 925 1347 1014"><i>Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.</i></td></tr> <tr> <td data-bbox="373 1025 395 1052">5</td><td data-bbox="576 1025 1374 1149"><i>Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i></td></tr> </table>	<u>Class of land</u>	<u>Works</u>	4	<i>Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.</i>	5	<i>Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i>
<u>Class of land</u>	<u>Works</u>						
4	<i>Works more than 2m below the natural ground surface. Works by which the watertable is likely to be lowered more than 2m below the natural ground surface.</i>						
5	<i>Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the watertable is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</i>						
(3)	<i>Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been— prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and (b) has been provided to the consent authority.</i>						
(4)	<i>Development consent is not required under this clause for the carrying out of works if—(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and the preliminary assessment has been provided to the consent authority, and the consent authority has confirmed the assessment by written notice to the person proposing to carry out the works.</i>						
(5)	<i>Development consent is not required under this clause for the carrying out the following works by a public authority, including ancillary work such as excavation, construction of access ways or the supply of power— emergency work that involves the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, or have ceased to function, or pose a risk to the environment or to public health and safety, routine maintenance work that involves the periodic inspection, cleaning, repair or replacement of the works of the public authority, other than work that involves the disturbance of more than 1 tonne of soil minor work that costs less than \$20,000, other than drainage work.</i>						

	(6)	<i>Development consent is not required under this clause to carry out works that— involve the disturbance of less than 1 tonne of soil, and are not likely to lower the watertable.</i>
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The objective and provisions of Clause 7.1 are set out above. The Site is identified on the Acid Sulfate Soils Map as predominantly Class 5, with the eastern portion toward the Laurel Place frontage identified as Class 4.

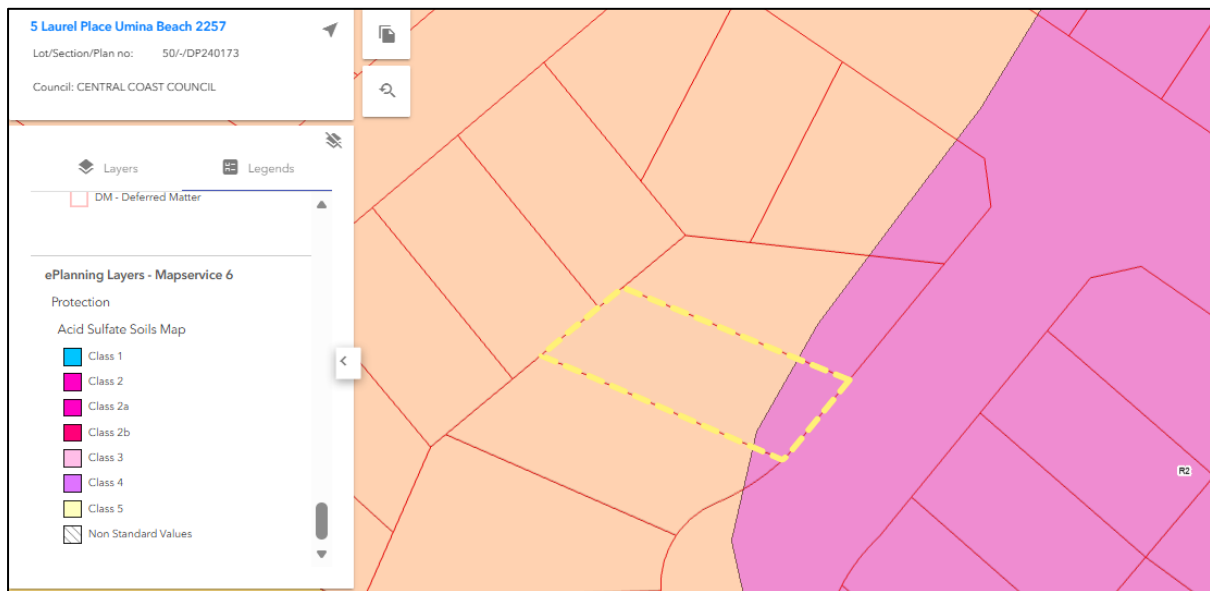


Figure 10: NSW Spatial Viewer acid sulfate soils map of the Site

The Proposal comprises alterations and additions carried out within and beneath the existing elevated dwelling, and does not involve works more than 2m below the natural ground surface on the Class 4 land, nor works likely to lower the watertable. The works do not disturb, expose or drain acid sulfate soils in a manner that would trigger the requirement for an acid sulfate soils management plan under the table to Clause 7.1(2). The Proposal is consistent with the objective of Clause 7.1, which seeks to ensure development does not cause environmental damage through the disturbance of acid sulfate soils.

Central Coast Development Control Plan 2022

The CCDCP2022 applies to all land within the Central Coast Council local government area and is to be read in conjunction with the CCLEP2022. In the event of any inconsistency between the CCDCP2022 and the CCLEP2022, the CCLEP2022 prevails. The CCDCP2022 has been prepared in accordance with the EP&A Act and the EP&A Regulation.

The aims of the CCDCP2022 are to ensure that development contributes to the quality of the natural and built environments, encourages development that contributes to the quality of the public domain, ensures that development is economically, environmentally and socially sustainable, has consideration for the needs of all members of the community, and positively responds to both the qualities of the Site and its context and the character of the surrounding area.

The following compliance assessment addresses the provisions of the CCDCP2022 relevant to the Proposal. Controls that are not engaged by the Proposal, or that do not apply to the nature or scale of the development, are not addressed. The assessment is intended to be read in conjunction with the architectural plans, elevations, sections, and shadow diagrams forming part of this application. Final determination of compliance rests with Central Coast Council as the consent authority. This SEE identifies areas of compliance, matters requiring merit-based justification, and controls that are not triggered or not relevant to the nature of the Proposal, all of which are addressed within the compliance summary and the detailed assessment that follows.

Section	Description	Compliance/Justification
Chapter 2.1 – Dwelling Houses, Secondary Dwellings and Ancillary Development		
2.1.2.1 Building Height	<i>a Central Coast LEP 2022 contains a Height of Building Map for certain areas within the Local Government Area (LGA). In accordance with Clause 4.3 (2) of Central Coast LEP 2022, the height of a building in these areas is not to exceed the maximum height indicated on this map except as provided for by Central Coast LEP 2022 Clause 5.6-Architectural Roof Features.</i> <i>b The maximum building height for dwellings in areas not specifically mapped by the Central Coast LEP 2022 is 10m.</i> <i>c Building Height shall generally not exceed two storeys.</i>	The Site is mapped under the Height of Buildings Map, so the 8.5m maximum under Clause 4.3(2) of the CCLEP2022 applies, and the 10m default for unmapped areas at requirement b is not engaged. The Proposal retains the existing two-storey dwelling at a maximum building height of approximately 6.6m, unchanged by the alterations and additions and well below the 8.5m maximum. The height, bulk and scale remain consistent with the existing dwelling and the surrounding low density residential locality, and the works do not affect the amenity of neighbouring properties in terms of visual bulk, sunlight, privacy or views. The Proposal satisfies the objectives of this Section.
2.1.2.2 Site Coverage	<i>a The site coverage shall be a maximum of:</i> <i>i if the lot has an area of less than 450m²—60% of the site area</i> <i>ii if the lot has an area of at least 450m² but less than 900m²—50% of the site area</i> <i>iii if the lot has an area of at least 900m² but less than 1,500m²—40% of the site area</i> <i>iv if the lot has an area of 1,500m² or more —30% of the site area</i>	The Site has an area of 476.17sqm, placing the maximum permissible site coverage at 50% (238.09sqm). The works are largely internal and contained within the existing building footprint, and the enlarged deck is an unenclosed structure excluded from the site coverage calculation together with the existing swimming pool. Site coverage remains well within the 50% maximum and retains an appropriate area for landscaping and stormwater infiltration, subject to confirmation of the site coverage figure on the architectural plans. The density, bulk and scale of the Proposal are appropriate for the Site and integrate with the established streetscape and character, satisfying the objectives of this Section.

2.1.2.3 Floor Space Ratio	<i>a In accordance with Clause 4.4 (2) of Central Coast LEP 2022, the maximum floor space ratio for building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</i>	No floor space ratio is shown for the Site on the Floor Space Ratio Map. The Proposal results in a modest increase in gross floor area from 116.92sqm to 134.75sqm, equating to a ratio of approximately 0.28:1, which is consistent with the existing dwelling and the density, bulk and scale of surrounding development. The Proposal is consistent with the objectives of this Section.
2.1.3.1 Setbacks – Residential Lots	<i>a Front boundary: the average distance of the setbacks of the nearest 2 dwelling houses having the same primary road boundary and located within 40m, or if 2 dwelling houses are not located within 40m of the lot – 4.5m.</i> <i>b Rear boundary: for any part of the building with a height of up to 4.5m – 3m; for any part of the building with a height greater than 4.5m – 6m.</i> <i>c Side boundary (all lots greater than 12.5m wide at the building line): for any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m.</i> <i>Note: reference to any point of a building with regard to side and rear setbacks excludes an eave up to 450mm wide.</i>	The Proposal retains the existing setbacks of the dwelling, being a front setback of approximately 7.741m to Laurel Place and side setbacks of approximately 1.096m and 1.332m, each of which satisfies the relevant minimum. The existing rear setback of approximately 830mm reflects the established dwelling wall and is not altered by the works, with the enlarged deck set back approximately 7.506m from the rear boundary. As the works retain the existing building line and do not encroach further toward any boundary, the setbacks remain compatible with the adjacent development and character and protect the privacy and solar access of adjoining properties. The Proposal satisfies the objectives of this Section.
2.1.4.2 Visual Privacy	<i>a All development is to minimise visual impact on adjoining development through one or more of the following design solutions:</i> <i>i Windows, in particular to main living areas and balconies, must not face directly onto windows, balconies or the principal private open space of adjoining dwellings</i> <i>ii Staggering or splaying windows in relation to the windows of opposite adjoining dwellings</i> <i>iii Designing elevated terraces or decks to minimise overlooking of adjoining properties</i> <i>iv Use of landscaping and other screening devices of a height and design sufficient to screen direct views</i> <i>v Increasing sill heights from finished floor level to windows</i>	The enlarged rear deck retains a 1.8m privacy screen and is set more than 900mm from the side boundary, limiting direct overlooking of the principal private open space of the adjoining properties consistent with design solution (iii). The internal reconfiguration and the new and relocated openings are oriented to the frontage and the rear yard within the existing dwelling and do not introduce new direct sightlines to the windows or private open space of adjoining dwellings. The Proposal satisfies the objective of this Section.

2.1.4.3 Private Open Space Areas	<i>a For all dwellings the principal private open space areas shall be directly accessible from and adjacent to a habitable room other than a bedroom and shall be provided in accordance with the following:</i> <i>i Lots with a width less than 10m wide at the building line 16m²</i> <i>ii Lots with a width greater than 10m wide at the building line 24m².</i> <i>iii Minimum dimension of 3m.</i>	The Site retains a substantial rear yard and swimming pool area, together with the enlarged 20.40sqm deck directly accessible from the living area. The principal private open space exceeds the 24sqm area and 3m minimum dimension applicable to a lot greater than 10m wide at the building line, provides a practical outdoor living area, and retains the established landscaping of the Site. The Proposal satisfies the objectives of this Section.
2.1.4.4 Sunlight Access	<i>a On June 21, 50% of the required principal private open space area for all dwellings should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm.</i> <i>b On June 21, 50% of the required principal private open space on adjoining land should receive at least 3 hours of unobstructed sunlight access between 9am and 3pm.</i>	Shadow diagrams (Drawing D701) for 21 June at 9am, 12pm and 3pm accompany the application. The Proposal retains the existing building height and form, and the modest works do not increase overshadowing beyond the existing condition. Solar access to the principal private open space of the Site and of the adjoining properties is maintained, subject to confirmation of the three-hour requirement from the shadow diagrams. The Proposal is consistent with the objective of this Section.
2.1.5 Car Parking and Access	<i>a 1 space if dwelling has 3 or less bedrooms.</i> <i>b 2 spaces if dwelling has 4 or more bedrooms.</i> <i>c Car parking should be located behind the primary road setback and/or secondary road setback.</i> <i>g Have driveway access to a public road.</i>	The Proposal retains the existing double garage and driveway with access to Laurel Place, providing two off-street car parking spaces located behind the front setback. This provision satisfies the requirement for the dwelling whether it contains three or fewer, or four or more, bedrooms, and the parking arrangement is not the dominant feature of the streetscape. The Proposal satisfies the objectives of this Section.
2.1.6 Earthworks, Structural Support and Drainage	<i>2.1.6.1 (a) Excavation for the purposes of development must not exceed a maximum depth measured from existing ground level of 1m if less than 1m from any boundary, or 3m if located more than 1m from any boundary.</i> <i>2.1.6.1 (b) Fill for the purpose of erecting a dwelling must not exceed 1m above existing ground level.</i>	The works are contained within and beneath the existing elevated dwelling and do not involve significant excavation or filling, conforming to the natural landform of the Site. Consistent with the Chapter, no fill to the flood-affected land is proposed. Stormwater from the alterations and additions is

	<i>2.1.6.3 All stormwater drainage collecting as a result of the erection of, or alterations or additions to, a dwelling, outbuilding or ancillary development must be conveyed by a gravity fed or charged system to a public drainage system, or an inter-allotment drainage system, or an on-site disposal system.</i>	conveyed to the existing connected drainage system. The Proposal satisfies the objectives of this Section.
Chapter 2.13 – Transport and Parking		
2.13.3 Calculation of Car Parking Spaces	<i>a The number of car parking spaces for a development is to be determined from Table 1.</i> Table 1 – Car Parking Rates: <i>a Dwellings</i> <i>i 3 or fewer bedrooms – 1 space per dwelling</i> <i>ii 4 or more bedrooms – 2 spaces per dwelling</i> <i>b For all residential dwellings and units a garage or enclosed carport, where required, is to have clear internal dimensions of a minimum of 3.0 metres x 5.4 metres (excluding support columns located away from car door access points).</i>	The Proposal retains the existing double garage, with internal dimensions of 6.0m x 6.4m, exceeding the minimum clear internal dimension of 3.0m x 5.4m per space. Two off-street spaces are provided, satisfying the Table 1 rate for a dwelling house whether assessed at three or fewer, or four or more, bedrooms. The Proposal satisfies the objective of this Chapter.
Chapter 2.14 – Site Waste Management		
2.14.2 Waste Management Controls	<i>2.14.2.1 (a) A Resource and Waste Management Plan (RWMP) is required to be submitted and approved as part of the development application and approval process for each new development on the Central Coast.</i> <i>2.14.2.2 For all developments with a construction value less than \$5 million the RWMP submission can be prepared by the applicant.</i>	The Proposal comprises alterations and additions with a construction value below the \$5 million threshold, so the accompanying Resource and Waste Management Plan is prepared by the applicant and addresses the construction and occupancy stages of the development. The management of materials and waste supports waste avoidance and diversion from landfill and protects the amenity of the streetscape and the Site. The Proposal satisfies the objectives of this Chapter.
Chapter 2.17 – Character and Scenic Quality		
2.17.1 Matters for Consideration	<i>a Development applications are to demonstrate their consistency or compatibility where applicable with: i the Character and Scenic Quality Statements incorporated as Related Documents to this DCP; ii endorsed Council Masterplans; iii character considerations contained within the chapters of this DCP; iv the relevant Planning Principles of the NSW Land and Environment Court.</i>	The Proposal is predominantly internal and retains the existing two-storey form, height and footprint, with minimal change to the external appearance of the dwelling. The siting, height, size, scale and architectural form remain consistent with the predominant patterns of the surrounding low density

	<i>b Where not addressed above, development applications are to consider character issues including siting of buildings and surrounding gardens; height, size and scale of buildings; architectural form, construction and detail; and garden design, relative to the predominant patterns across the surrounding neighbourhood.</i>	residential neighbourhood, and the scenic quality and streetscape character of the locality are maintained. The Proposal is consistent with this Section.
Chapter 3.1 – Floodplain Management and Water Cycle Management		
3.1.4.3 Concessional Development – Minor Additions	<i>a Council acknowledges that in some instances, relatively minor building additions will have a minimal impact on the floodplain and will not present an unmanageable risk to life. Council will give consideration for the following forms of development on suitable sites: i single dwelling house additions of up to 40m² of habitable floor area at or above the same level as the existing adjoining approved floor level for habitable floor area. The allowance for additions shall be made no more than once for any given development.</i> <i>i be supported with appropriate information at the development application stage that the proposed development can meet the requirements of the Building Code of Australia.</i>	The Site is affected by the 1% AEP flood extent, mapped predominantly within Flood Hazard Category H2, and falls predominantly within Flood Planning Precinct 3 (Flood Storage) with the eastern frontage portion within Flood Planning Precinct 2 (Flood Planning Area). The Proposal is an alteration and addition to an existing dwelling house resulting in an increase in gross floor area of approximately 17.83sqm (from 116.92sqm to 134.75sqm), which is within the 40sqm of habitable floor area contemplated by the concessional provision for minor additions and represents a minor impact on the floodplain. The works are within and beneath the existing elevated dwelling and do not increase the footprint on the flood-affected land or involve any filling, so flood behaviour on adjoining properties is not adversely affected. The new lower-level bedroom is created by enclosing the existing alcove beneath the dwelling, and the alterations and additions are capable of construction to meet the requirements of the Building Code of Australia and any applicable flood-compatible construction standard, which can be addressed at construction certificate stage. On a merit basis the Proposal minimises the risk to life and property and is consistent with the objectives of this Chapter.

Chapter 3.7 – Geotechnical Requirements		
3.7.1.2 Geotechnical Requirements	<i>3.7.1.2.1 (a) When assessing Development Applications, Council will consider the slip potential of a site through the review of any historic information held by Council or where potential geotechnical issues have been identified by reference to the following Matrices (Tables M1 & M2).</i> <i>3.7.1.2.2 (a) Where this assessment indicates that a lot has a Hazard Category of 2 or above, Council will require that the Development Application be supported by a geotechnical report that considers geotechnical conditions, stability and impact of development on the stability on the site (and adjoining lots).</i>	The Site has a modest fall and the works are contained within and beneath the existing dwelling footprint, involving no significant excavation, filling or new loading on unstable land. Whether a geotechnical report is required turns on the Site's Hazard Category under the Landslip Hazard Assessment Matrix (Tables M1 and M2), which is subject to confirmation. Where the Site is identified as Hazard Category 2 or above, a geotechnical report prepared by a suitably qualified geotechnical engineer is provided in support of the application. The Proposal is consistent with the objectives of this Chapter.

CONCLUSION

This SEE has been prepared in support of a DA to Central Coast Council for alterations and additions to an existing two-storey dwelling house at 5 Laurel Place, Umina Beach NSW 2257 (Lot 50 DP240173). The Proposal has been assessed against Section 4.15 of the EP&A Act, the EP&A Regulation, the CCLEP2022, and the CCDCP2022.

The Site is zoned R2 Low Density Residential under the CCLEP2022, within which a dwelling house is permissible with consent. The use of the Site remains a dwelling house and is unchanged by the Proposal, which is consistent with the objectives of the R2 zone. The Proposal complies with the maximum building height of 8.5m under Clause 4.3, retaining the existing two-storey form at a height of approximately 6.6m. No floor space ratio is mapped for the Site, and the modest increase in gross floor area from 116.92sqm to 134.75sqm is consistent with the existing dwelling and the surrounding low density residential character.

The Proposal has been assessed against the relevant controls of the CCDCP2022 and satisfies the applicable requirements for building scale, setbacks, visual privacy, private open space, car parking, earthworks and drainage, and character and scenic quality. The rear setback and certain amenity matters are addressed on merit as established conditions of the existing dwelling. The Proposal achieves a site coverage of approximately 28.5% (135.87sqm on the 476.17sqm Site), well within the 50% maximum. Solar access to the Site and adjoining properties is maintained consistent with the accompanying shadow diagrams, the works retain habitable floor space above the Flood Planning Level, and any bush fire and geotechnical construction requirements are addressed at construction certificate stage.

The Site is affected by flood and bushfire prone land and acid sulfate soils, each of which has been considered in the design and siting of the Proposal. The works are within and beneath the existing elevated dwelling, do not increase the footprint on the flood-affected land, and are compatible with the flood function and behaviour of the land consistent with Clauses 5.21 and 5.22. The acid sulfate soils provisions of Clause 7.1 are not triggered, as the works do not involve the requisite depth of disturbance or lowering of the watertable. The Site is not a heritage item and is not within a heritage conservation area. A BASIX Certificate accompanies the application.

The Proposal represents a modest and appropriate improvement to an existing dwelling that retains the established residential use, built form, and streetscape character, and will not result in any unreasonable environmental or amenity impacts on adjoining properties or the public domain. Accordingly, the Proposal warrants the support of Central Coast Council and the grant of development consent.