

Statement of Environmental Effects

Central Coast Council
Demolition, Multi Dwelling Housing (3xUnits), Strata Subdivision



Applicant Name:
David Rowe per Heisei P/L

Address:
31 Flounder Rd, Ettalong Beach
Lot 16 Sec 6 DP5298

Job Reference No: 25770

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8/6/2026

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General

Introduction

This Statement of Environmental Effects is part of a development application (DA) submitted to Central Coast Council for the Demolition of an existing dwelling & ancillary building & the erection of a Multi Residential Housing Development (3 x units) at 31 Flounder Rd, Ettalong. This application has been prepared on behalf of the owners of the land (D Bishop) and has been based on the plans and information provided by the designers, Howard Leslie & Associates. An on-site inspection has been undertaken, and a photographic record of the inspection is provided in this document.

No political donations or gifts have been made by the owners, applicant or any party associated with this application.

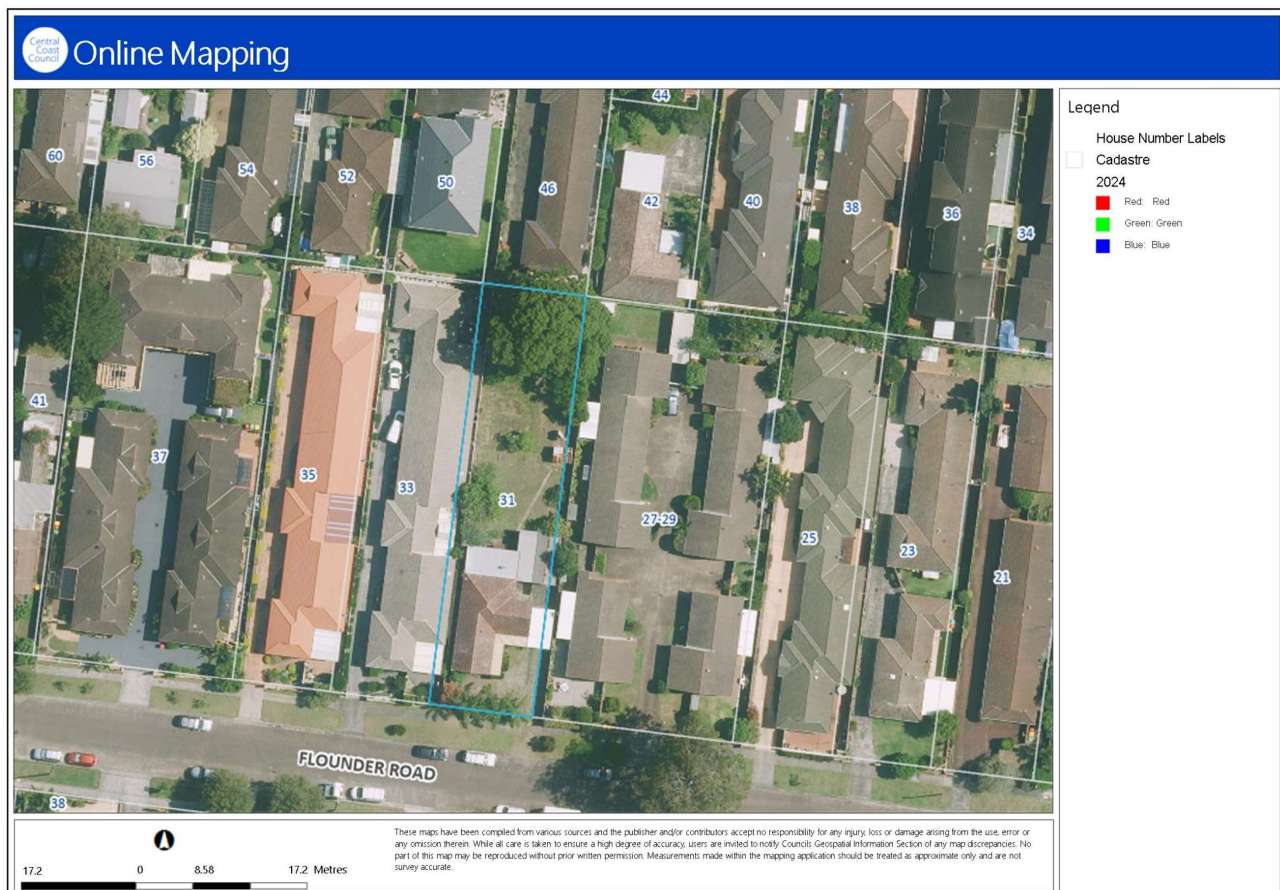
Property Description, Location, Site Features, Topography & Development Context

The 975.5m² regular shaped allotment is legally described as 31 Flounder Rd, Ettalong (Lot 16 Sec 6 DP5298) and is located within the suburban area as evident by the

Locality Map (Figure 1)

Below

Locality Map (Figure 1)



Site

identify the cadastral, topographic and level of existing improvements. Street views of the site and neighbourhood are depicted within Views of Site and Neighbourhood (Figure 4).

The surrounding residential development is characterised by primarily medium density housing and an eclectic blend of one and two storey dwelling-houses, ranging from modest, post-war design to dwelling-houses of a contemporary appearance.

As evident by

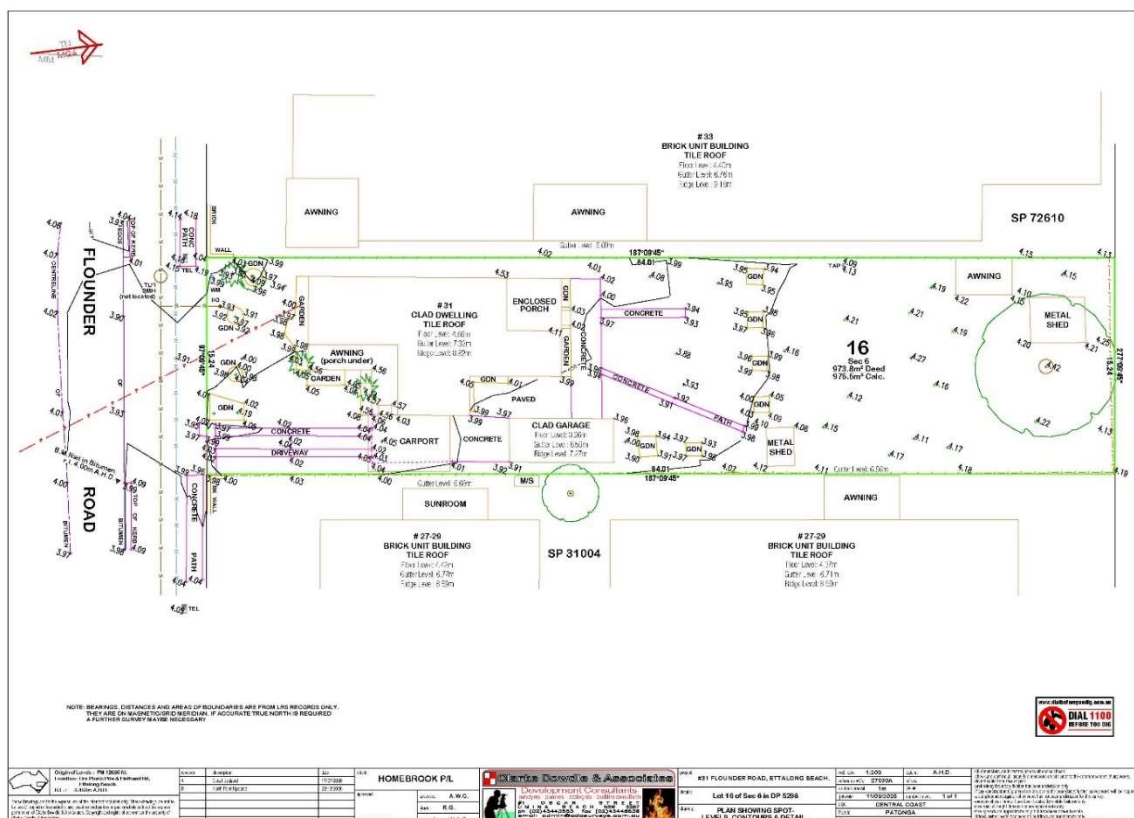
and Views of Site and Neighbourhood (Figure 4) the site is flat with relief varying from RL 4m AHD in the southwestern corner with a slight natural rise to the rear Northeastern corner where the site has RL 4.18m AHD (fall of 200mm).

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Locality Map (Figure 1)



Site Detail Survey (Figure 2)



Aerial Photograph (Figure 3)



Site

Views of Site and Neighbourhood (Figure 4)



31 Flounder Rd Street View



29 Flounder Rd Street view



33 Flounder Rd



30 Flounder Rd



26,28,30 Flounder Rd

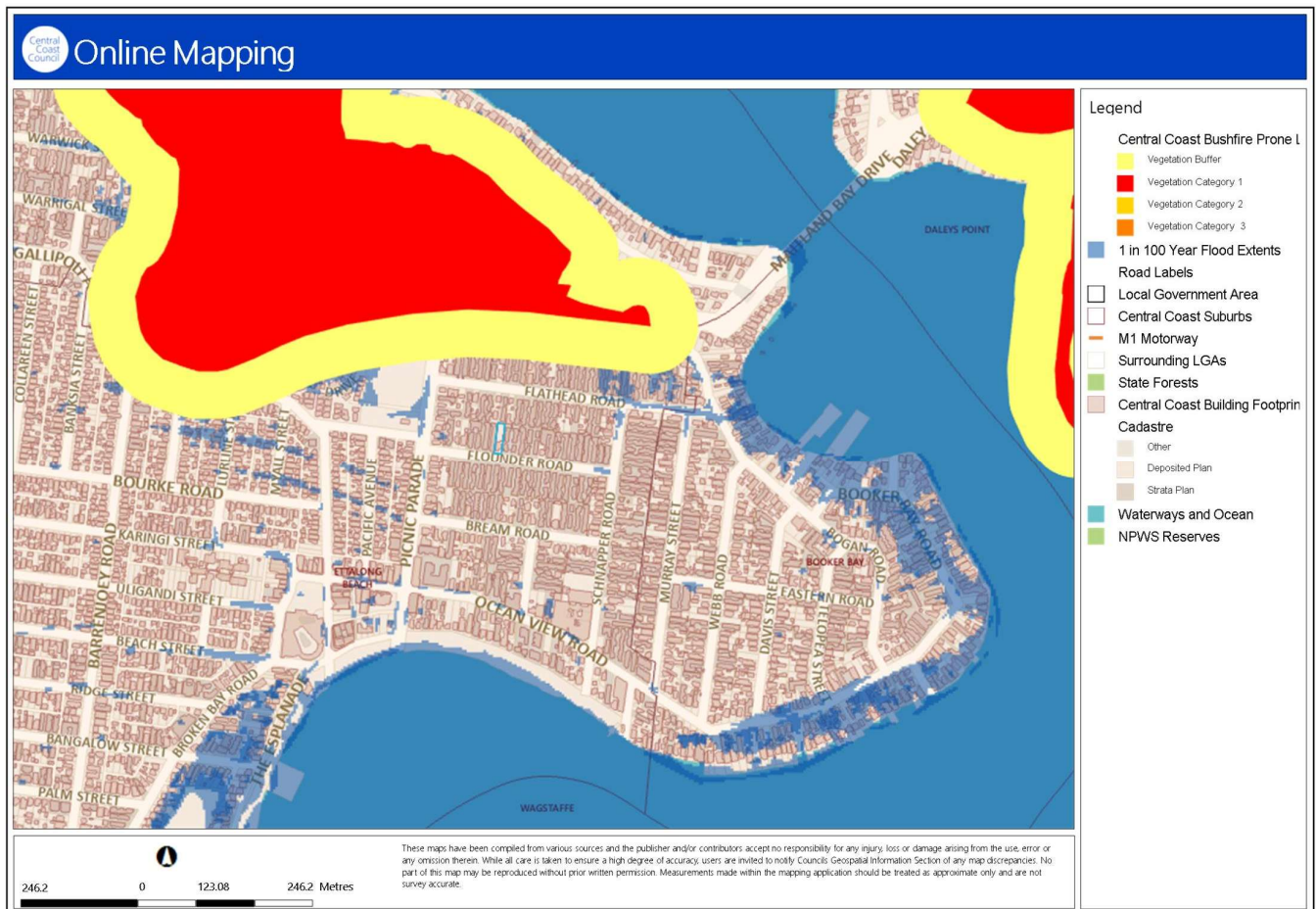


32 Flounder Rd



Tree (Camphor Laurel) at rear of site to be removed from within the proposed building footprint.

The tree has been identified and acknowledged by Council as an exempt species from a previous application. An Arborist Report is not required



Development Summary

The purpose of the development is to provide a principal place of residence for a number of occupants. The proposal is to demolish existing dwelling & ancillary structures and construct a Dual Occupancy or Multi Housing Development

This is represented by the plan set prepared by HLA Building Design and within the statistics summary below. Excerpts of the plan set are included at Appendix A – Development drawings.

Documents Considered During the Preparation of This Statement

The planning controls considered as part of the design process for this development are as follows:

 Property Report 31 FLOUNDER ROAD ETTALONG BEACH 2257  Property Details Address: 31 FLOUNDER ROAD ETTALONG BEACH 2257 Lot/Section /Plan No: 16/6/DP5298 Council: CENTRAL COAST COUNCIL Summary of planning controls Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information. <table border="0"> <tr> <td>Local Environmental Plans</td> <td>Central Coast Local Environmental Plan 2022 (pub. 1-8-2025)</td> </tr> <tr> <td>Land Zoning</td> <td>R1 - General Residential: (pub. 1-8-2025)</td> </tr> <tr> <td>Height Of Building</td> <td>8.5 m</td> </tr> <tr> <td>Floor Space Ratio</td> <td>0.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>550 m2</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Acid Sulfate Soils</td> <td>Class 3</td> </tr> </table> Detailed planning information State Environmental Planning Policies which apply to this property State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required. This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149) 7/07/2026 3:48 PM 86340fb-6465-4eed-9187-14dc50c6268	Local Environmental Plans	Central Coast Local Environmental Plan 2022 (pub. 1-8-2025)	Land Zoning	R1 - General Residential: (pub. 1-8-2025)	Height Of Building	8.5 m	Floor Space Ratio	0.5:1	Minimum Lot Size	550 m2	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Acid Sulfate Soils	Class 3	 Property Report 31 FLOUNDER ROAD ETTALONG BEACH 2257 - State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) - State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) - State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) - State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 23-8-2022) - State Environmental Planning Policy (Resilience and Hazards) 2021: Subject Land (pub. 23-8-2022) - State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) - State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022) - State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) Other matters affecting the property Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information <table border="0"> <tr> <td>Housing and Productivity Contribution</td> <td>Central Coast - Base HPC</td> </tr> <tr> <td>Local Aboriginal Land Council</td> <td>DARKINJUNG</td> </tr> <tr> <td>Regional Plan Boundary</td> <td>Central Coast</td> </tr> </table> This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149) 7/07/2026 3:48 PM 86340fb-6465-4eed-9187-14dc50c6268	Housing and Productivity Contribution	Central Coast - Base HPC	Local Aboriginal Land Council	DARKINJUNG	Regional Plan Boundary	Central Coast
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Regional Plan Boundary	Central Coast																								

Central Coast Council - LEP 2022

Requirements	Response	Comply
Part 2 – Permitted or Prohibited Development		
2.1 Land Use		
1 Objectives of zone	As evidenced by	Yes
- To provide for the housing needs of the community. - To provide for a variety of housing types and densities. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To promote best practice in the design of multi dwelling housing and other similar types of development. - To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.	Locality Map (Figure 1) The subject site falls withing an R1 General Residential zone. Multi dwelling housing is permitted with consent	
2 Permitted without consent		
Home occupations; Recreation areas		

Requirements	Response	Comply
3 Permitted with consent Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; 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; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities 4 Prohibited Any development not specified in item 2 or 3 2.6 Subdivision—consent requirements (1) Land to which this Plan applies may be subdivided, but only with development consent. Notes— 1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, the Act enables it to be carried out without development consent. 2 Part 6 of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> provides that the strata subdivision of a building in certain circumstances is complying development. (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land. 2.7 Demolition requires development consent The demolition of a building or work may be carried out only with development consent. Note— If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, as exempt development, the Act enables it to be carried out without development consent. Part 3 - Exempt and complying development 3.1 Exempt development (1) The objective of this clause is to identify development of minimal environmental impact as exempt development. (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development. (3) To be exempt development, the development— (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and (b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and (c) must not be designated development, and		

Requirements	Response	Comply
(d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977. (e) (Repealed) (4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if— (a) the building has a current fire safety certificate or fire safety statement, or (b) no fire safety measures are currently implemented, required or proposed for the building. (5) To be exempt development, the development must— (a) be installed in accordance with the manufacturer's specifications, if applicable, and (b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval. Note— See State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 2 and the Local Land Services Act 2013, Part 5A. (6) A heading to an item in Schedule 2 is part of that Schedule. 3.2 Complying development (1) The objective of this clause is to identify development as complying development. (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with— (a) the development standards specified in relation to that development, and (b) the requirements of this Part, is complying development. Note— See also clause 5.8(3) which provides that the conversion of fire alarms is complying development in certain circumstances. (3) To be complying development, the development must— (a) be permissible, with development consent, in the zone in which it is carried out, and (b) meet the relevant deemed-to-satisfy provisions of the <i>Building Code of Australia</i>, and (c) have an approval, if required by the <i>Local Government Act 1993</i>, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land. (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule. (5) A heading to an item in Schedule 3 is part of that Schedule. Part 4 - Principal development standards 4.1 Minimum subdivision lot size (1) The objectives of this clause are as follows— (a) to reflect State, regional and local planning strategies relating to the provision of various sizes of land, (b) to ensure lot sizes are able to accommodate suitable development that is consistent with relevant development controls, (c) to ensure the subdivision of land is carried out in a way that— (i) protects the physical characteristics of the land, and (ii) does not create potential physical hazards or adversely affect the amenity of the area for neighbours, and (iii) enables infrastructure and services to be provided to development on the land, and (iv) will not, through its potential cumulative effects, overburden existing infrastructure, and		
	No Torrens subdivision is proposed. The development is proposed to be Strata Titled	Yes

Requirements	Response	Comply
(v) is compatible with the desired future character of the surrounding areas, (d) to promote the ecologically, socially and economically sustainable subdivision of land. (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan. (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. (4) This clause does not apply in relation to the subdivision of any land— (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 2021. 4.3 Height of buildings (1) The objectives of this clause are as follows— (a) to establish a maximum height of buildings to enable appropriate development density, (b) to ensure that the height of buildings is compatible with the character of the locality. (2) 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. Max HOB as mapped: 8.5m 4.4 Floor space ratio (1) The objectives of this clause are as follows— (a) to establish standards for the maximum development density and land use intensity, (b) to ensure the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located, (c) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain, (d) to facilitate design excellence by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design. (2) 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. (2A) 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. Floor Space Ratio as mapped: 0.5:1	The subject site is mapped as having a maximum building height of 8.5m The development proposes a maximum ridge RL 11.7 resulting in a height above natural ground of 7.7m The subject site is mapped as having a maximum Floor Space Ratio of 0.5:1 The development proposes a GFA of 383.5m² with a site area of 975.5m² resulting in a floor space ratio of 39.3%	Yes Yes
Part 5 - Miscellaneous provisions 5.21 Flood planning (1) The objectives of this clause are as follows— (a) to minimise the flood risk to life and property associated with the use of land, (b) 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, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood. (2) 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—	A Council Flood Certificate obtained on 2 April 2025 (refer copy at Appendix C) as part of the preliminary investigations identifies the 1% AEP event is at maximum RL 4.15 AHD. The proposed finished designed habitable ground floor level of the Dual Occupancy or Multi Housing Development is RL 4.65 m AHD (500 mm above the max 1%AEP) with the garages at RL 4.55 AHD. The site will include a minor amount of compacted sand fill with the	Yes

Requirements	Response	Comply
(a) is compatible with the flood function and behaviour on the land, and Page 63 Published LW 24 June 2022 (2022 No 308) Central Coast Local Environmental Plan 2022 [NSW] (b) 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 (c) 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 (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) 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. (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— (a) the impact of the development on projected changes to flood behaviour as a result of climate change, (b) the intended design and scale of buildings resulting from the development, (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion. (4) 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. (5) In this clause— Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021. flood planning area has the same meaning as it has in the Floodplain Development Manual. Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.	highest driveway point being at RL 4.55 AHD falling to the front boundary at RL 4.00 AHD	
Part 7 - Additional local provisions 7.1 Acid sulfate soils		
(1) The objective of this clause is to ensure development does not disturb, expose or drain acid sulfate soils and cause environmental damage. (2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been— (a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and (b) has been provided to the consent authority. (4) 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 (b) the preliminary assessment has been provided to the consent	Acid Sulfate Mapping was unavailable at the time of this report, however the subject site has been classified as Class 3 Class 3: Acid sulfate soils in a class 3 area are likely to be found beyond 1 metre below the natural ground surface. The proposal does not include excavation beyond 1m below natural ground	Yes

Requirements	Response	Comply
authority, and (c) the consent authority has confirmed the assessment by written notice to the person proposing to carry out the works. (5) 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— (a) emergency work that involves the repair or replacement of the works of the public authority required to be carried out urgently because the works— (i) have been damaged, or (ii) have ceased to function, or (iii) pose a risk to the environment or to public health and safety, Class of land Works 1 Any works. 2 Works below the natural ground surface. Works by which the water table is likely to be lowered. 3 Works more than 1m below the natural ground surface. Works by which the water table is likely to be lowered more than 1m below the natural ground surface. 4 Works more than 2m below the natural ground surface. Works by which the water table is likely to be lowered more than 2m below the natural ground surface. 5 Works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m Australian Height Datum and by which the water table is likely to be lowered below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. Page 67 Published LW 24 June 2022 (2022 No 308) Central Coast Local Environmental Plan 2022 [NSW] Part 7 Additional local provisions (b) 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, (c) minor work that costs less than \$20,000, other than drainage work. (6) Development consent is not required under this clause to carry out works that— (a) involve the disturbance of less than 1 tonne of soil, and (b) are not likely to lower the water table.		

Rural Fires Act 1997

Requirements	Response	Comply
Section 100B Bush fire safety authorities (1) The Commissioner may issue a bush fire safety authority for— (a) a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or (b) development of bush fire prone land for a special fire protection purpose. (2) A bush fire safety authority authorises development for a purpose referred to in subsection (1) to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner to be necessary to protect persons, property or the environment from danger that may arise from a bush fire. (3) A person must obtain such a bush fire safety authority before developing bush fire prone land for a purpose referred to in subsection (1). (4) Application for a bush fire safety authority is to be made to the Commissioner in accordance with the regulations.	As is indicated by Bush Fire & Flooding Mapping (Figure 5) the subject site is located with Bushfire Prone Land	

Requirements	Response	Comply
(5) Development to which subsection (1) applies— (a) does not include the carrying out of internal alterations to any building, and (a1) does not include the carrying out of any development excluded from the operation of this section by the regulations, and (b) is not complying development for the purposes of the Environmental Planning and Assessment Act 1979, despite any environmental planning instrument. (6) In this section— special fire protection purpose means the purpose of the following— (a) a school, (b) a child care centre, (c) a hospital (including a hospital for the mentally ill or mentally disordered), (d) a hotel, motel or other tourist accommodation, (e) a building wholly or principally used as a home or other establishment for mentally incapacitated persons, (f) seniors housing within the meaning of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, (g) a group home within the meaning of State Environmental Planning Policy No 9—Group Homes, (h) a retirement village, (i) any other purpose prescribed by the regulations.		

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Requirements	Response	Comply
BASIX Under EP&A Regulation, BASIX applies to all BASIX affected development as well as to BASIX optional development for which a BASIX certificate is lodged. Affected development means any of the following: 1 Development that involves the erection (but not the relocation) of a BASIX affected building, 2 Development that involves a change of building use by which a building becomes a BASIX affected building, 3 Development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is: \$100,000 or more—in the case of development for which a development application or an application for a complying development certificate is made on or after 1 October 2006 and before 1 July 2007, or \$50,000 or more—in the case of development for which a development application or an application for a complying development certificate is made on or after 1 July 2007, 4 development for a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.	Project Type: Refer to attached BASIX certificate (Number 1810030M_02) and NatHERS Certificate (Number HR-CF4624-02)	

Central Coast Council - DCP 2022

Chapter 2.2 Dual Occupancy & Multi Dwelling Housing

Requirements	Response	Comply
2.2.2 - Site & Context Analysis		

HLA - Building Design

Requirements	Response	Comply
2.2.2.1.1 Site Analysis a It is highly desirable that contact with neighbours be established at the site analysis stage. Talk to them about how the proposal will affect them and review the location of outdoor living areas, fencing, pools, living rooms and other specific features that may influence the design of the development. b A Site Analysis shall be carried out as the first step in the design process and the outcomes of that analysis must be reflected in the design of the development. The character of the site must determine the design of the development, rather than the design of the development dominating the character of the site. c The Site Analysis Plan identifies existing conditions relating to the development site and existing design constraints on adjacent sites, which are likely to influence design choices. The design should demonstrate that these issues have been taken into account. The site analysis plan shall be submitted in A3 size. The detail of the plan should be tailored to the size and complexity of the proposed development. d A Site Analysis Plan shall be submitted with any Development Application. The following is an indicative checklist of issues to be addressed by the Site Analysis Plan: - i orientation - ii topography - iii streetscape - iv context - v vegetation - vi privacy - vii noise and light - viii views - ix prevailing winds - x services - xi vehicle access - xii survey constraints - xiii security - xiv existing structures	Refer to attached plan set provided by HLA Building Design	Yes
2.2.2.1.2 Contextual Analysis a The aim of contextual analysis is to recognise why a place is as it is and to reflect that analysis in the design of the proposed development. Contextual analysis will highlight the elements that reinforce the locality's desired identity as well as the inconsistencies that could detract from it. b A contextual analysis shall be submitted with applications, addressing the following: - i the social context; - ii the economic context; - iii the environmental context; - iv the urban design context, including consideration of existing built form and predominant streetscape pattern.	The surrounding residential development is characterised by primarily medium density housing and an eclectic blend of one and two storey dwelling-houses, ranging from modest weatherboard and "fibro" post-war design to dwelling-houses of a contemporary appearance. The development proposal is consistent.	Yes
2.2.3 - Building Scale 2.2.3.1 Building Height 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. b The maximum building height for dwellings in areas not specifically mapped by the Central Coast LEP 2022 is 10m. c Building Height for development proposals under this chapter shall generally not exceed two storeys in height. Three storey development	The subject site is mapped as having a maximum building height of 8.5m The development proposes a maximum ridge RL 11.74 resulting in a height above natural ground of 7.74m	Yes

Requirements	Response	Comply
will generally only be supported on steeply sloping sites, where the three-storey component extends for only a small section of the development.		
2.2.4 - Building Density		
2.2.4.1 Lot Size Requirements		N/A
a Central Coast LEP 2022 specifies the minimum lot sizes for dual occupancy development, as below		
<i>4.1B Minimum lot sizes for dual occupancies</i>		
<i>(1) The objective of this clause is to achieve planned residential density in certain zones.</i>		
<i>(2) This clause applies to a lot on land in the following zones</i>		
<i>(a) Zone R1 General Residential,</i>		
<i>(b) Zone R2 Low Density Residential,</i>		
<i>(c) Zone R3 Medium Density Residential.</i>		
<i>(3) Development consent must not be granted to development for the purposes of dual occupancies unless the size of the lot is at least</i>		
<i>(a) for dual occupancies (attached)—550m², or</i>		
<i>(b) for dual occupancies (detached)—700m².</i>		
b For sites where the dual occupancy development is configured in a front and rear or “battle-axe” style, the minimum area of the lot must be:		
i 1000 m ² on sites with a slope from 15 to 20%,		
ii 1200m ² on sites with a slope greater than 20% and less than 25%,		
c dual occupancy development is unlikely to be supported on sites with a slope of 25% or more.		
d Where a dual occupancy development is proposed on an existing battle-axe allotment, the existing lot is to have a minimum area of 800 m ² excluding the area of the access handle. On sloping sites the provisions of s. 2.2.4.1 b above apply.		
2.2.4.2 Floor Space Ratio		
a Central Coast LEP 2022 contains a Floor Space Ratio map and the relevant considerations for certain areas within the Central Coast LGA.	The development proposes a GFA of 383.5m ² with a site area of 975.5m ² resulting in a floor space ratio of 39.3%	Yes
b The maximum floor space ratio for development proposals subject to this Chapter that relate to land not included in the Floor Space Ratio Map of Central Coast LEP 2022 is specified below:		
Dual Occupancy and semi-detached dwellings (except in rural or environmental living zones)		
0.5 : 1		
Multi-dwelling housing and attached dwellings		
0.6 : 1		
2.2.4.3 Site Coverage		
For all development types that are subject to this chapter a minimum 25% of site area at ground level shall be ‘soft’ landscaping, excluding all hardstand areas.	The development proposes an area of 249m ² of soft landscaping. This represents 25.5% of the site area of 975.5m ²	Yes
Private Open space areas and setback areas may be included in this calculation only where these do not include hardstand surfaces.		
2.2.5 - Building Setbacks		
a Front Setbacks		
i Classified roads: 7.5m	Neighbouring dwellings are set back as follows:	Yes
ii Local roads: The average distance of the front setbacks of the nearest 2 dwelling houses having the same primary road boundary and located	27-29 Flounder ~8m	

Requirements	Response	Comply
within 40m of the lot on which the dwelling house is erected, or if 2 dwelling houses are not located within 40m of the lot - 4.5m <i>Note: For the purpose of calculating the setbacks of the nearest 2 dwellings any ancillary development is to be disregarded</i> iii Roads where the road reserve is less than 12m wide: 6.0m <i>Note: Dwellings must have direct access to a public road for pedestrian access, mail and waste collection.</i>	33 Flounder ~6m (with an awning setback of ~5.6m) Ave required being 7.05m The proposal is consistent with these setbacks with a main setback of ~7.5m and a porch setback of ~6.9m	
b Side Setbacks i for any part of the building with a height of up to 4.5m—0.9m, and ii 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>Note: Unbroken lengths of wall exceeding 10m in length and 3 m in height shall not be permitted.</i>	For walls included in the proposal adjacent side boundaries, proposed min setbacks are as follows: <4.5m high - 1.02m on the eastern and western wall of unit 3. 1.02m on the eastern of unit 1. >4.5m high – 2.84m on the eastern wall of Unit 2	Yes
c Rear Setbacks (i) 4.5 m (ii) To a parallel road or public reserve 3.0m	For walls included in the proposal adjacent rear boundaries, proposed min setbacks are as follows: 3.7m - a 17% variation for ~60% of the rear boundary length. 4.64m for 26% of the rear boundary.	No
d Garages i Local Roads 5.5m applies to garages where they are accessed directly from the road system, except ii Classified roads - 7.5m applies	Garages are proposed to be setback within the development.	Yes
e Corner Allotments side street – Dual Occupancy <i>Note: On corner allotments the side street is generally taken to be the boundary with the greater frontage.</i> i 2.0m, plus compliance with sight preservation lines	N/A	N/A
f Detached dual occupancy on a corner allotment i A detached dual occupancy on a corner lot is required to address both street frontages. Each dwelling will have a frontage to a "nominated" primary road. Setbacks to the other boundaries on the site will be considered side boundary setbacks.	N/A	N/A
g Corner Allotments side street -multi dwelling housing i 3.0m, plus compliance with sight preservation lines	N/A	N/A
h Waterfront setback (absolute water frontage) i In accordance with the Foreshore Building Line Map and the provisions of Clause 7.3 of Central Coast LEP 2022 ii Where a setback is not specified as outlined above, development is to be setback from the waterbody or from land that is unzoned land or zoned public recreation or open space which adjoins the waterway as follows: ▪ 6m for the ground storey ▪ 10m for any storey above the ground storey ▪ 30m from the Hawkesbury River or any of its tributaries <i>Where a property is affected by coastal hazards additional setbacks may apply.</i>	N/A	N/A
2.2.6 - Built Form & Articulation 2.2.6.1 Facades & Articulation	a. Proposed facades are articulated in length and height, including 2 storey elements. There	Yes

Requirements	Response	Comply
a Facades are to be articulated in length and height. Unbroken lengths of wall exceeding 10 metres in length and 3 metres in height shall not be provided. In development of two or more storeys, physical design elements shall be used to provide visual interest to the building. These elements may include roof, wall and eave projections and indentations roofed decks, pergolas, awnings and other permanent shading structures, etc. A mixture of building materials including masonry, timber and glass is encouraged. b Garage prominence is to be minimised: i For multi-dwelling housing or attached dwellings garages are to be located behind the front setback of the building so as not to visually dominate the streetscape. Garages which are visible from the street shall not exceed 50% of the lineal frontage of the building, must respect the architectural qualities of the building and integrate with the overall presentation of the development. ii For dual occupancy development or semi-detached dwellings, the total width of all garage doors openings when within 7.5m and facing a primary road or parallel road must not exceed: 6m if: ▪ the lot has a width measured at the building line of 12m or less, or ▪ 6m, or 60% of the width of the building (whichever is the greater) if the lot has a width measured at the building line of more than 12m	are no unbroken lengths of wall exceeding 10 metres in length and 3 metres in height. Pergolas have been incorporated to provide both amenity & visual interest. A mixture of building materials including masonry, timber and glass is proposed b. Garage prominence is minimised	
2.2.6.2 Roof Elements a Roof design is to respond to the orientation of the site. For example, by using eaves and skillion roofs to respond to solar access. b Roof top gardens, terraces, decks and enclosures shall be suitably set back from the building edge to maintain the privacy of adjoining sites. c Minimise the impact of service elements by integrating them into the design of the roof.	The proposed roof design responds to the orientation and climate of the site. Eaves are 600mm, and roof elements have been stripped back in places to maximise solar access in winter	Yes
2.2.6.2 Residential Access a For all dwellings located at the front of each development ensure that the street can be seen from windows of regularly occupied rooms, as well as from upper-storey balconies and private terraces or courtyards at ground level. b Above-ground parking carports and fully enclosed garages must not be located within any facade facing a street, a park or major communal open space, where they would block desired sight lines. c Street number and building access to be easily identified from the street.	a. The proposed Unit 1 incorporates viewing windows from living areas and a front courtyard from which the street can be seen. b. Garages are fully enclosed and concealed c. A letterbox structure including Strata letterbox and street number is proposed.	Yes
2.2.6.4 Design Integration a Where existing buildings are to be retained as part of an overall proposal, they shall be sufficiently upgraded to integrate with the new development. The integration of old and new shall be carefully considered in terms of: i architectural features and form; ii roof form; iii external building materials colours and finishes; iv Location and orientation; and v Dwelling curtilage. Details of how the proposed development responds to these items are to be included in the Statement of Environmental Effects. b Development proposals which incorporate existing buildings shall be accompanied by a floor plan and elevations of the existing building, as	N/A	N/A

Requirements	Response	Comply
well as a schedule of externals colours and materials for the development.		
2.2.7 - Residential Amenity		
2.2.7.1 Views	N/A	N/A
a Development is to be sited and designed to enable a sharing of views with surrounding private properties, particularly from habitable rooms. b The design of the roof form is to provide for view sharing. This may be achieved by consideration of the roof pitch and type (including flat roofs), increasing the setback on an upper level or by lowering the proposal in whole or in part. c Applicants shall demonstrate that buildings have been designed 'from the ground up', with floors located at or near to natural ground level and incorporating reasonable ceiling heights and roof pitch. d A visual analysis illustrating the impacts of the proposed development upon views may be required for developments which have the potential to obstruct views. The analysis will be required to outline the impact of the development on the views of all affected properties. e Where there is a potential loss of view for nearby properties, applications are to address the NSW Land and Environment Court Planning Principles relating to view sharing.		
2.2.7.2.1 Visual Privacy	A combination of existing & new fencing and site landscaping is proposed to provide visual privacy both internally and externally whilst maximising outlook from living spaces. Proposed window placement and glazing types have been selected to maximise privacy. The proposed first floor windows to Unit 2 have sills at an appropriate height for room usage and are considered to control overlooking at the source.	Yes
a Direct overlooking of internal living areas and private open space and from surrounding dwellings must be minimised by building layout, location and design of windows and balconies, screening devices and landscaping. b Where living area windows or balconies of dwellings are proposed within 12 metres of and facing living area windows or balconies of adjacent dwellings, windows should offset from the edge of the opposite window and balconies be screened or oriented to ensure visual privacy. Window openings at first floor level and above should be orientated or designed to minimise the potential for overlooking of adjacent properties and this consequent loss of privacy. Windows which are orientated towards adjoining properties and do not adequately restrict overlooking will be required to be opaque finish or located at appropriate heights above floor level to minimise overlooking of adjoining properties.		
2.2.7.2.2 Acoustic Privacy	The proposal generally separates the driveway, service equipment areas and recreational areas from bedrooms, and where these spaces do coincide, appropriate window placement has been considered	Yes
a Site layout should separate active recreational areas, parking areas, vehicle access ways and service equipment areas from bedroom areas of dwellings. b Development adjacent to potential sources of high levels of external noise shall minimise the entry of that noise through building design window placement, noise attenuation measures and external wall treatment.		
2.2.7.3 Private Open Space Areas	Unit 1 POS	Yes
a Private open space for each dwelling is to have with a minimum area of 45 square metres and a minimum dimension of 4.5 metres. These areas are required to be generally located at ground level, directly accessible from a living area within the dwelling. b Required private courtyards shall not exceed a maximum grade of 1:14 to optimise useability for residents. c Wherever a dimension is less than the required minimum width (i.e. 2 metres for balconies or 4.5 metres for courtyards) it shall not be counted as part of the calculation for private open space areas.		

Requirements	Response	Comply																
d Required ground level private open space may be provided in up to two locations for each dwelling, subject to compliance with the minimum dimension. e Ground level courtyards are not permitted within the front building setback area fronting local roads. 2.2.7.4 Common Open Space - Multi Dwelling Housing & Attached Dwelling a Communal open space is to be provided for developments with more than ten dwellings b Communal open space shall be provided in no more than two locations at a minimum rate of 10 square metres per dwelling and with a minimum width of 5 metres. c The location and design of communal open space shall: i protect the privacy of adjoining dwellings ii provide for both sunlight access and shaded areas iii be usable and accessible to all occupants iv include landscaping works and planting 2.2.7.5 Sunlight Access 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. b Dwellings should be orientated to allow optimum solar access for internal living areas. c 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. Any proposed variation to this provision must demonstrate: i the proposed development complies with the building height and building setback requirements of this chapter ii the proposal adequately considers site constraints including slope and site orientation iii that the adjoining development has not sufficiently considered likely future development and site constraints such as lot orientation in the location of private open space. d Developments that are 2 or more storeys in height or greater shall provide shadow diagrams based on a survey of the site and adjoining development, showing shadow casting at 9 am, 12 noon and 3 pm on June 21 (winter solstice). The shadow diagrams must show the impact of shadowing from the proposed development, fencing, cut and fill as well as existing development, on the proposed development and adjoining properties. 2.2.8 - Parking & Access 2.2.8.1 Car Parking a Car parking within setbacks to classified roads shall not be permitted. b Where parking is proposed within a side or rear building setback and is exposed to adjoining properties, suitable landscaping shall be provided along the boundary to soften the visual impact of the parking and to provide for stormwater infiltration. c One of the required resident car parking spaces shall be provided in the form of an enclosed space for each dwelling with minimum dimensions of 3 metres width by 5.5 metres length and a minimum opening of 2.7 metres width. d Consideration should be given to separate access driveways on corner allotments.	The proposal seeks to gain as much solar access as practicable, however given the site constraints regarding orientation (the longer axis of the site running north-south), quantitative requirements cannot be met (50% of 45m² for 3 hrs). Unit 2 POS area of 37.87 requires a 50% solar access area of 18.94m². <table><tr><th></th><th>Mean Solar Access</th><th>(+) Surplus (-) Shortfall</th><th>(+) Surplus (-) Shortfall</th></tr><tr><td>U1</td><td>16.02 m²</td><td>-6.23 m²</td><td>+28%</td></tr><tr><td>U2</td><td>16.25 m²</td><td>-2.7 m²</td><td>-14.2%</td></tr><tr><td>U3</td><td>28.3 m²</td><td>+6.05 m²</td><td>+21.4%</td></tr></table> Notwithstanding the shortfall in external solar access area to units 1 and 2 the internal spaces supplement this shortfall to receive suitable solar access at times which would be usable and enjoyable by the residents.		Mean Solar Access	(+) Surplus (-) Shortfall	(+) Surplus (-) Shortfall	U1	16.02 m ²	-6.23 m ²	+28%	U2	16.25 m ²	-2.7 m ²	-14.2%	U3	28.3 m ²	+6.05 m ²	+21.4%	Yes Variation
	Mean Solar Access	(+) Surplus (-) Shortfall	(+) Surplus (-) Shortfall															
U1	16.02 m ²	-6.23 m ²	+28%															
U2	16.25 m ²	-2.7 m ²	-14.2%															
U3	28.3 m ²	+6.05 m ²	+21.4%															

Requirements	Response	Comply
e All car parking calculations are to be rounded up to the next whole number. f Resident car parking is to be provided in accordance with the parking rates identified in Chapter 2.13 Transport and Parking g Visitor parking shall be provided for all multi dwelling housing and attached dwelling development at the rate of 1 space per 5 units, with a minimum of 1 visitor space per development. In addition: i Visitor parking must be clearly identifiable, delineated by stencilling "VISITOR" on the space(s) and is to remain available for use at all times. ii One (1) visitor space where required is to be available for car washing and have appropriate tap and drainage facilities provided for that purpose. iii Visitor car parking is generally not encouraged within the front setback. Where this is considered to be the only feasible alternative, the space(s) shall be setback a minimum of 3.0 metres from the frontage and only where suitably screened by landscaping. h All geometric standards applicable to site access and car parking layout shall be in accordance with Chapter 2.13 – Parking and Access and Australian Standard AS/NZS 2890.1. Applicants should obtain a copy of the relevant vehicle turning circles from Australian Standard AS/NZS 2890.1 to ensure compliance with the 85th percentile vehicle. i For sites to be accessed from a classified road or where car parking is proposed along or at the end of a common driveway, an adequate manoeuvring area must also be provided on-site so that the vehicles of residents can enter and leave the site in a forward manner using no more than a 3 point turn. Applications should include turning templates on the plans to demonstrate compliance. j An adaptable parking space is to be provided for any adaptable unit. <i>Note: Council may require forward egress where local conditions such as average vehicle speed, sight lines and traffic volume cause a safety concern</i>	On site visit to bbfs	
2.2.8.2 Access Design • To position street vehicular crossings and driveways to minimise adverse visual impact • To use existing rear lanes for vehicular access where appropriate • To ensure safe entry and exit from the site	The proposed relocated driveway VAC position will be constructed in accordance with council requirements and poses no adverse visual impact. Crossover is located to achieve a 2.5m offset to property corner for site distance.	Yes
2.2.8.2.1 General Requirements a Driveways and vehicular access shall be designed in accordance with relevant Australian Standard and provisions of Council's Civil Works Specification b Use of plain concrete for driveways and open car parking areas is not supported by Council. Details of the proposed treatment shall be provided in the development application. c Where appropriate, parking may be accessed from a laneway however no reliance can be given to a laneway for the purposes primary pedestrian access, waste collection and mail collection.	The proposed driveway VAC will be constructed in accordance with Council's Civil Works Specification. Currently there is Kerb & Gutter in front of both adjacent sites, and it is proposed to kerb and gutter the frontage of the subject site. A plain concrete VAC is proposed, with a decorative concrete internal driveway.	Yes
2.2.8.2 Ground Level Parking a Fully enclosed garages must not visually dominate any building elevation. b Driveways must not be continuous straight lines and shall be offset by landscaped sections c A minimum pavement width of 3m is required d Driveways shall be offset from any side boundary by 2 metres at the front boundary and may taper back to 500mm side setback within the front building line as illustrated in Figure 1. This offset area, and side	Fully enclosed garages are proposed. The proposed internal driveway has been skewed for the front ~7m to allow landscaping to obscure the view down the driveway, decreasing its' visual dominance, also achieving less gun barrel effect. At its' narrowest points, the proposed driveway is min 3m wide with landscaping to both sides.	Yes

Requirements	Response	Comply
setback for the length of the remaining driveway must be landscaped with trees and shrubs to soften the hardstand areas and provide for infiltration and provide visual appeal to the streetscape. e The subdivision of a dual occupancy development into a battle-axe arrangement, where permitted will only be supported where a minimum access way width of 3.5 metres is available. f Parking or access which is visible from any street or laneway elevation must not visually dominate the street and must respect the architectural qualities of the building and integrate with the overall presentation of the development.		
2.2.8.2.3 Basement Car Parking a Driveway access to basement car parking must be designed to minimise adverse visual impacts on the streetscape and should be complimented by the landscape design for the site. b Basements may extend up to 1m above ground level existing, provided that they are integrated with architectural and landscape design of the development. c Basement car parking must be setback from site boundaries so as not to interfere with the provision of deep soil planting zones at ground level. d Basement car parking must not create inappropriate streetscape impacts due to tall retaining walls, or entrances that create the appearance of a third storey in areas where development is limited to only two storeys.	N/A	N/A
2.2.9 - Earthworks & Structural Support 2.2.9.1 Earthworks 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. b Fill for the purpose of erecting a dwelling must not exceed 1m above existing ground level. No retaining wall for fill is to be within 1m of a side or rear boundary unless within 1.5m of any external wall of a dwelling. c Where a property is burdened by stormwater or water and sewerage mains then Council will generally preclude any excavation or filling within that easement	No excavation is proposed apart from drainage elements which will be excavated to their required minimum depths. Therefore, no excavation beyond 1m depth is proposed.	Yes
2.2.9.2 Retaining Walls & Structural Support a Retaining walls that are more than 600mm above or below existing ground level and within 1m of any boundary, or more than 1m above or below existing ground level in any other location, must be designed by a professional engineer. b Earthworks not structurally supported by a retaining wall having an unprotected sloping embankment or batter must: i not have an embankment slope greater than that required by the BCA for its soil type ii generally not extend by more than 3m from the dwelling or have the toe of the embankment or batter within 1m from a side or rear boundary.	The proposal does not include retaining walls over 600mm high. The perimeter of the site will require in some areas	Yes
2.2.10 - Landscaping 2.2.10.1 Landscape Design – General and tree removal a A suitably qualified landscape professional is to be engaged to undertake the design and construction of landscaping for the development is required. The landscape design is to demonstrate consideration of the following: i provision of appropriate shade from trees or structures; ii provision of accessible routes within the site and between buildings; iii screening of car parking communal drying areas, swimming pools and	The landscape design provides for: Appropriate (species and size) shade trees. The proposal requires the removal of the invasive rear camphor Loral tree, and this will be replaced by more suitable and appropriate tree/plant species. Refer to planting schedule.	Yes

Requirements	Response	Comply
courtyards on ground level. iv the use planting, fencing and other landscape elements appropriate to the scale of the development the visually softening the bulk of large development for the person on the street; vi the incorporation of suitable deep soil zones; vii the visually softening hardstand areas associated with car parking, including paving design / unit paving and shade tree planting. viii the incorporation of native trees, shrubs and ground covers endemic to the area; ix the retention and incorporation of changes of level, visual markers, views and any significant site elements; x the retention of existing vegetation on site.	Accessible circulation within the site. Screening of courtyards, drying and service areas. Planting & fencing is appropriate to the scale of the development. The incorporation of Deep Soil Zones (see below). Hardstand areas have been minimised and softened.	
2.2.10.2 Street Trees a All development shall incorporate street tree plantings at a rate of at least two semi-advanced trees per 15 metres of frontage. Details of the proposed street tree planting including species and locations shall be submitted with the development application and included as part of the landscape plan. Street trees are to be maintained and nurtured until established. b A street tree planting plan shall be included as part of the landscape design report.	The proposal includes 2 Tuckeroo (<i>Cupaniopsis anacardioides</i>) trees to the front verge.	Yes
2.2.10.3 Deep Soil a A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone. This may be achieved by optimising the retention provision of consolidated deep soil zones within a site by: i the design of any basement and sub-basement car parking, so as not to fully cover the site; ii the use of setbacks for deep soil planting. Planting should be selected and located to minimise negative impacts on adjoining properties.	The proposal includes 130.4m² (13.3%) of the site area. The total min. required landscaping area is 25%, so 12.5% DSZ is required to meet this provision.	Yes
2.2.10.4 Fencing a Details of the material, height, type and extent of all proposed fencing shall be shown on the development application plans. Design considerations shall include: i materials selection, including percentage of solid to transparent materials; ii height; iii location from site boundary. iv avoiding the use of continuous lengths of blank walls at street level; v using planting to soften the edges of any raised terraces to the street, such as over sub-basement car parks, and reduce their apparent scale. b Dividing fencing shall not adversely affect flow of surface water or create flooding problems to adjoining properties. c Decorative fencing of maximum 1.2 metres height is permitted along the front boundary d Where a courtyard is proposed, the enclosing fence shall be of a decorative nature and 1.8 metres in height. Where a courtyard in the front setback area is considered acceptable the fence shall be erected no closer than a minimum of 1.5 metres from the front boundary alignment and this 1.5 metre setback shall be properly landscaped. Fences staggered with planting over the 1.5 metre setback may also be considered. e Fencing should not detract from the streetscape or character of the area. Plain colorbond and /or timber paling fences are unacceptable in this regard. A combination of materials and articulation of the fence plane is required in order to achieve better presentation to the public domain, as illustrated above. f The cost of upgrading common boundary fences rests with the developer and or neighbour..	Existing boundary fencing will generally be retained. The rear boundary fence is currently misaligned and may require rectification. Proposed boundary fencing is to match existing where required. A feature timber / P/C alum. fence is proposed for the Unit 1 front courtyard. Semi-transparent to see foliage and setback 3m and 1.5m high as illustrated at Appendix A – Development drawings	Yes

Requirements	Response	Comply
g No structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines. Any existing or proposed tree in this area is to be maintained with a clean trunk under a height of 2.0 metres.		
2.2.11 - Building Services 2.2.11.1 Services - General a All sites shall be provided with adequate water and sewer services, as well as telecommunications and power. b All applications shall provide details of the proposed method of sewerage disposal from the site. For all forms of residential development, the preferred method is gravity-fed connection to the reticulated sewer system. c All applications shall provide details of potential impacts on existing services, for example nearby drainage, water or sewer lines. d All external attachments should be fully integrated with the façade design e.g.: stormwater downpipes, meter boxes and other services. e Site services and facilities (such as letterboxes and drying yards) should be designed: - i to enable safe and convenient access by residents; - ii in an aesthetically sensitive way; - iii to have regard to the amenity of adjoining developments and streetscape; - iv to require minimal maintenance; and - v to be visually integrated with the development. - vi be accessible for postal deliveries	The proposal does not seek to vary from the requirements of this section. Refer to Engineering documents provided. Refer to Civil design plans for compliance	Yes
2.2.11.2 Civil Works a To preserve and enhance the existing high-quality landscape of street frontages, the construction of kerb and guttering, associated street drainage, pavement construction and foot paving across the street frontages is a standard requirement for development on the Central Coast, where these do not currently exist. The only exceptions to this requirement are where, in Council's opinion: - i it is technically impractical to construct kerb and guttering due to uncertainty as to the appropriate levels to be adopted or an isolated section will present a hazard to road traffic safety; or - ii the street drainage necessary to provide kerb and guttering is an unreasonable impost on the development; or - iii kerb and guttering is not the most suitable streetscape treatment for the area on the basis of existing and anticipated development. b In the event that the development is determined to be within the above categories of exception, an alternative treatment to kerb and gutter such as mountable kerb, concrete dish drain, cemented paving stones or other treatment will be required with the exact type based upon the characteristics of the site	The proposal does not seek to vary from the requirements of this section. Refer to Engineering documents provided.	Yes
2.2.11.3 Stormwater Management a All proposed development is to comply with Council's Civil Works Specification b A stormwater management plan is to be submitted with the development application, incorporating one of the following: - i the provision of on-site stormwater detention with delayed release into the stormwater system; or - ii site design to minimise impervious areas and maximise on-site infiltration so increased run-off does not reach the stormwater system; or - iii a combination of both. Due consideration will be given to the location of the development and the impacts a detention system will have on the catchment drainage.	The proposal does not seek to vary from the requirements of this section. Refer to Engineering documents provided.	Yes

Requirements	Response	Comply
c Site works are not to obstruct or divert overland flows from upstream properties. d All excess stormwater runoff from roof and paved areas shall be directed via gravity fed systems into inter-allotment or street stormwater drainage system. Charged systems will not be accepted. e Where easements over downstream properties are required, evidence of agreement with the relevant property owners is to be submitted with the development application.		
2.2.11.4 Garbage Waste Services a All proposed development is to comply with Chapter 2.14: Site Waste Management. b Waste management systems for residential development are to be provided in accordance with Council's Waste Control Guidelines. Details of waste recycling arrangements must also be included in the Waste Management Plan. c Where it is proposed that bins are to be located in a common area, developments are to include the design and construction of a suitably screened bin storage area that integrates with the overall development and landscape plan. Where bins need to be wheeled or conveyed from the storage point to the collection point, consideration should be given to the slope and its impact on manual handling or motorised handling requirements. d Pedestrian and traffic safety must be considered in the design of the storage and collection points for bins.	Refer to 2.14 - Site Waste Management below	Yes
2.2.11.5 Dual Occupancy Subdivision a Applications for subdivision of dual occupancy development where permissible must include the following information: i proposed plan of subdivision; ii details of proposed easements, rights of carriageway or restrictions as to user; iii details of the location of any existing easements or services on site and proposed services for each dwelling.	N/A	N/A
2.2.12 - Dual Occupancy in Rural & Environmental Living Zones		
Additional special requirements apply to dual occupancy housing in rural and environmental zones where permissible as follows: a Attached dual occupancies shall have an integrated appearance which gives the impression of a single dwelling house, unified by similar materials, colours, textures, massing and roof pitches. b Where the proposal involves detached dual occupancy: i Buildings are to be "clustered" with the principal dwelling and farm buildings, i.e., within a maximum distance of 50 metres. ii Each building is to be accessed from a common driveway. Additional separate access crossings will not be supported for dual occupancy development. c The minimum setbacks required to the nearest building wall are: i 20 metres from either frontage (road) boundary; ii 10 metres from the site's side and / or rear boundaries; iii 40 metres from the top of the bank of creek lines or as mapped under Central Coast LEP 2022 iv 50 metres from the crest, or highest point, of ridgelines	N/A	N/A

Requirements	Response	Comply
d In areas that are not serviced by Council's reticulated sewerage system, all proposals are to meet the requirements of Chapter 3.7 On-site Sewer Management.		

2.13 - Transport and Parking

Requirements	Response	Comply													
2.13.3 - Calculation of Car Parking Spaces															
a The number of car parking spaces for a development is to be determined from Table 1. Where a variation to the number of spaces required in Table 1 is proposed, a Traffic Management Plan (TMP) is to be provided (refer Appendix B). The reasons and justification for any variation are to be included in the TMP for Council's consideration.	3 x dwellings require 4.5 resident spaces and 1 visitor space to be provided on site.	No. Variation													
b Where the number of parking spaces required by this chapter does not equal a whole number, the number of spaces is to be rounded up to the nearest whole number.	The proposal has considered this requirement and provides the following satisfactory solution. 5 onsite parking spaces within 2 x double garages and 1 x single garage. All with internal or covered access. These vehicles can enter and leave the site in a forward direction as demonstrated within the Civil swept turning paths. In order to provide superior resident amenity for outdoor and internal living it is considered that the visitor space be positioned to the street as to limit unnecessary adverse visitor social impact to any one particular Unit. Late night/after hours visitor nuisance from vocal or headlight impacts should be avoided. It is considered to be reasonable in this instance, that the visitor parking to the street can offer a minimum of 2 spaces adjacent to the property frontage.														
<table><tr><th>Land Use</th><th colspan="2">Requirements</th></tr><tr><td rowspan="2">b Dual Occupancy</td><td>i 3 or fewer bedrooms</td><td>1 space per dwelling At least one fully enclosed garage per dwelling is required</td></tr><tr><td>ii 4 or more bedroom dwellings</td><td>2 spaces per dwelling At least one fully enclosed garage per dwelling is required</td></tr><tr><td rowspan="2">c Multi Dwelling Housing</td><td>i spaces per dwelling</td><td>1.5 spaces rounded up to the next whole number</td></tr><tr><td>ii Visitor space</td><td>0.2 spaces per dwelling rounded up to the next whole number</td></tr></table>			Land Use	Requirements		b Dual Occupancy	i 3 or fewer bedrooms	1 space per dwelling At least one fully enclosed garage per dwelling is required	ii 4 or more bedroom dwellings	2 spaces per dwelling At least one fully enclosed garage per dwelling is required	c Multi Dwelling Housing	i spaces per dwelling	1.5 spaces rounded up to the next whole number	ii Visitor space	0.2 spaces per dwelling rounded up to the next whole number
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	ii Visitor space	0.2 spaces per dwelling rounded up to the next whole number													

2.14 - Site Waste Management

Requirements	Response	Comply
2.14.2 Waste Management Controls		
A WMP (written document/completed form) shall be prepared in accordance with the Waste Control Guidelines to show how the development handles and minimises waste through submission of the following information: a Type and amount of waste/recyclable materials which will be generated; b How waste/recyclable materials will be stored and treated on site; c How disposal of waste/management or resale of recyclable materials will take place; d How ongoing waste management will be accommodated in the design of the building or use. The WMP is required to cover the following stages of a development: a Clearing; b Demolition; c Site preparation;	The proposal does not seek to vary from the requirements of this section. Refer to Appendix C – Waste Management Plan	

Appendices

Appendix A – Development drawings

See Annexure plans DA-05 dated 30.07.2026

Appendix B – Flood Information Certificate

Flood Information Certificate



Property Address: 31 Flounder Rd, ET TALONG BEACH
Lot /DP: 16/DP5298
Date Prepared: 2 April 2025
Source of information: Woy Woy Floodplain Risk Management Study and Plan, 2023

This Flood Certificate provides advice furnished in good faith by the council relating to the likelihood of the land identified above being flooded and to the nature or extent of any such flooding ("flood risk").

Flood level and flood planning advice is provided in the tables below and as maps in the Appendix. This advice regarding flood risk has been derived from the flood study listed above. Should you have any enquiries concerning this certificate, please do not hesitate to contact Andrew Dewar on 02 4305 7500 during the hours of 8.00am to 4.15pm Monday to Friday.

Flood Level Information Table

Flood Event	Minimum Level (m AHD)	Maximum Level (m AHD)
PMF	4.13	4.26
1% AEP	3.95	4.15
5% AEP	N/A	N/A

Planning Information Table

Flood Control Lot	☒
Minimum Habitable Floor Level	4.65m AHD
Complying Development: Flood Exclusionary Categories	
(a) Flood Storage Area	☐
(b) Floodway Area	☐
(c) Flow Path	☐
(d) High Hazard Area (H3, H4, H5, H6 Hazard Categorisation)	☐
(e) High Risk Area	☐

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P 1300 463 954 | E ask@centralcoast.nsw.gov.au

Flood Information Certificate



Minimum Habitable Floor Level in the Planning Information Table above is also known as the Flood Planning Level. It is derived from the maximum 1% AEP Flood Level plus 0.5m freeboard and an allowance for sea level rise if applicable. For large lots the maximum 1% AEP flood level may vary across the lot, as such the Minimum Habitable Floor Level would vary at different locations on the lot, which may result in a lower Minimum Habitable Floor Level than the one quoted in the Planning Information Table. Note that Minimum Habitable Floor Levels are based on a flood size that has a 1% chance each year of either being reached or exceeded. Larger floods still have a small chance of occurring. For this reason, Council recommends that property owners consider the merits of choosing a floor level above the minimum floor level if practical to do so.

Flood Mapping related to this address is included in the Appendix. On the Environmental Layers you can choose to view 1% AEP (1 in 100y) flood extents, as well as Flood Precincts, which are referred to in the Development Control Plan.

<https://maps.centralcoast.nsw.gov.au/public/>

Development Controls set appropriate floor levels, construction materials, pedestrian and vehicular access, car parking and impacts on surrounding property for a proposed development, either complying development (fast tracked - see below) or a DA. Council's development controls vary depending on the location:

- Former Gosford: LEP 2014 Clauses 5.21 & 7.3, DCP 2013 Chapter 6.7
- Former Wyong: LEP 2013 Clauses 5.21 & 7.3, DCP 2013 Chapter 3.3

<https://www.centralcoast.nsw.gov.au/plan-and-build/planning-controls-and-guidelines>

Complying Development is a fast-track approval process for straightforward residential, commercial and industrial development (e.g. Granny Flats). From 1 July 2021, all Complying Development Certificate (CDC) applications must be lodged through the online NSW Planning Portal. If the application meets specific criteria it can be determined by a registered certifier. Under Clause 3A.38 of the Codes SEPP 2008 Development must not be carried out on any part of a flood control lot that is considered to be in one of the following exclusionary categories: (a) flood storage area, (b) floodway area, (c) flow path, (d) high hazard area, (e) high risk area. Complying Development may be allowable at this address if none of the five flood exclusionary categories in the Planning Information Table above are marked "Yes".

<https://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Complying-development>

Flood Hazard: Flooding has the potential to cause loss: loss of life, injury or economic loss. The degree of hazard varies with the severity of flooding and is affected by flood behaviour (extent, depth, velocity, isolation, rate of rise of floodwaters, duration), topography and emergency management.

Council classifies flood hazard using thresholds related to the stability of people as they walk or drive through flood waters, or shelter in a building during a flood. This method classifies hazard on a spectrum of H1 to H6 as described by the hazard vulnerability curves below. For further information refer to: Flood Hazard: Guideline 7.3, Australian Institute for Disaster Resilience 2017 <https://knowledge.aidr.org.au/media/3518/aidr-guideline-7-3.pdf>

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Appendix C – Waste Management Plan

See Annexure dated 27.07.2026