TIMBER & STONE

BUILDING DESIGN

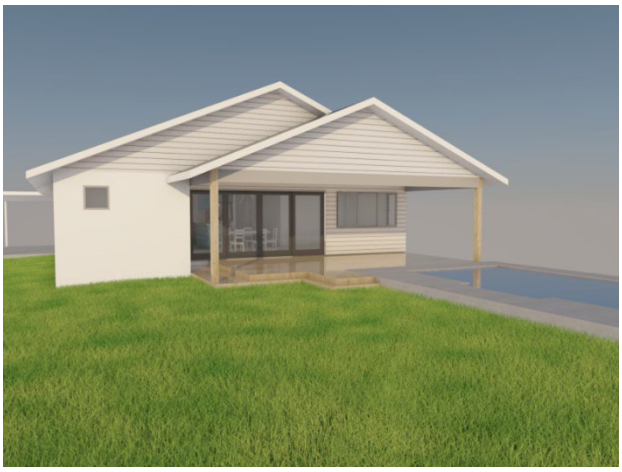
0405 175 086

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

13 Shepard St Umina NSW 2257

Lot 184 DP 220586



Contents

Description of the Existing at 13 Shepard St, Umina NSW 2257

The property is a renovated 4-bedroom, 2-bathroom single storey clad house which at some point prior to the current occupants had a rear addition and pool added via a previous DA

The lot is covered by the Central Coast Council LEP2020 and is zoned R2 Low density Residential. The lot is also covered under Central Coast Council DCP 2020.

Description of New proposed Alteration

New proposed addition to the existing house with the addition of a new lounge and dining areas, and new roof over

The proposed Additions are shown on plans by Timber & Stone Building Design Dated, 17-12-22 Version DA V1 and pages DA 001 Cover page through to DA 11 Window and Door Schedule

Central Coast Council LEP 2022

2.2 Zoning of land	Zone R2 Low density Residential	The alteration and addition to the existing is allowed under current zoning
4.3 Height of Buildings	8.5m	The new addition and changes to roof, new height overall will be 4.915 from ground level
4.4 Floor space Ratio	0.5:1	Proposed total FSR to be 183m2 Proposed 0.3:1
5.21 Flood planning		The lot is affected by 1in 100 flood controls The lot is affected by flood controls as set out in the Attached planning certificate under 7A Attached Flood Information certificate shows Minimum flood levels of Habitable rooms to be 5.65AHD, the proposed Addition is match the existing floor level of the house at FFL 5.66 AHD
7.1 Acid Sulphate soils	Class 4	The disturbance of soil greater than 400mm in depth will only be for footings and peiring not below 2m

Central Coast Council DCP 2022

2.1.2.1 Building Height	8.5m	Proposed overall height 4.915m
2.1.2.2 Site coverage (a)(ii)	50% of lot	Lot size 604.7m2 Site coverage of 50% equals 302.35m2 Proposed works total 183m2
2.1.2.3 FSR	0.5:1	Proposed 03:1
2.1.3 Setbacks		
(A) Front setback	Average of house either side	No change to front of house setback
(B) Rear setback	3m	Proposed 12.53m to new deck area
(C) Side boundary	0.9m	Southern Boundary 1.5m Northern Boundary 2.45m
2.1.4.2 Visual Privacy		Only small south facing window to allow breeze across living and dining spaces No change to glazing on northern side
2.1.4.3 Private open Space	24m2	Proposed private open space total rear yard accessed from deck/alfresco area Total 88.7m2
2.1.4.4 Sunlight		Little if any impact to sunlight access to southern neighbour as the proposed addition has raised the roof ridge only slightly, and is in the middle of the roof allowing sunlight over and into neighbours
2.1.5 Carparking		No change 2 space provided at front in carport
2.1.6.3 Drainage		Is to connect to existing water tank (required to Pool DA, installed on southern boundary) and then to street

Character Bulk, Scale and Design

The proposed Addition is of appropriate size and scale when considering the existing size and shape of house with the sunroom. The only additional space required is for the new undercover deck area. Only the roof shape will be visible from the street. The design provides for minor step downs to the deck area and a level access to the existing pool. The addition is with keeping with the existing house.

Location Aerial view

Heritage

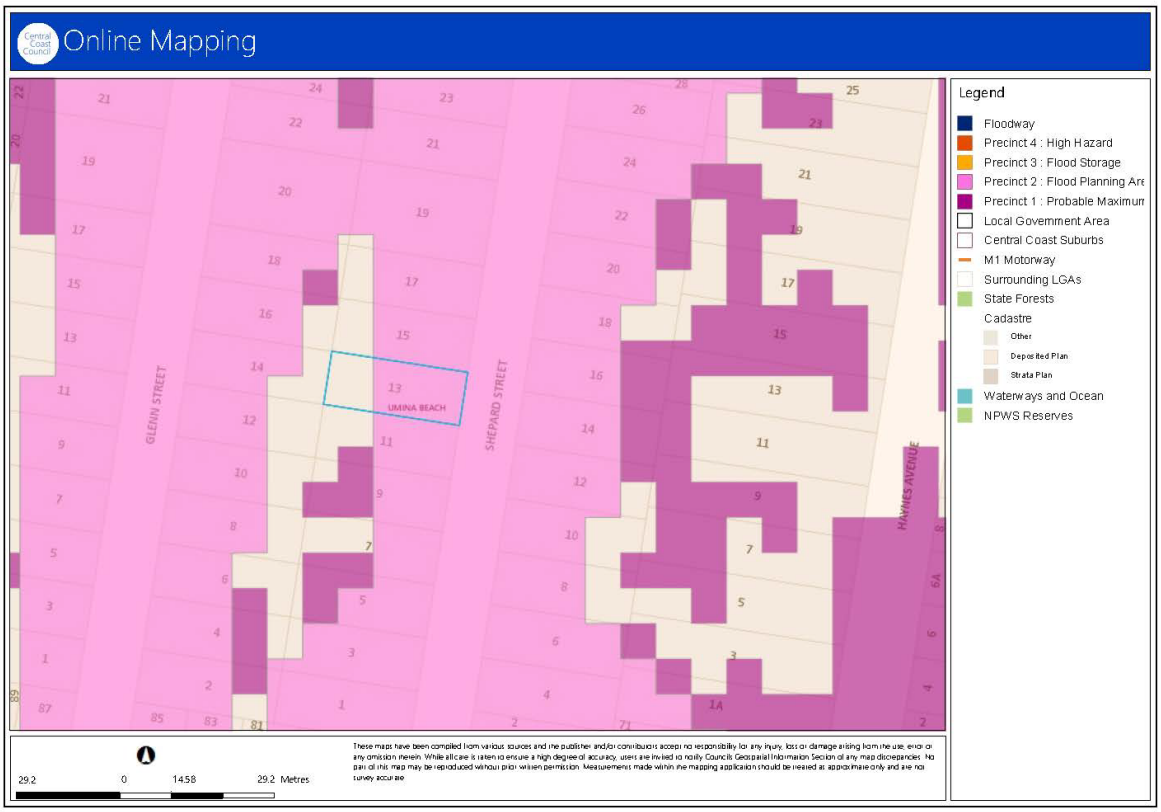
The property in not listed, near a heritage item nor is it in a heritage conservation area.

Acid Sulphate

The property is identified in the Planning certificate as being affected by Acid Sulphate soils Class 4 and is addressed in the tables. Proposed footings of the addition will not be deeper than 1m. Excavated Materials to be retained onsite.

Flooding

On council's flood mapping the property is affected by 100-year flooding. As below



Council Mapping Showing Flood affected lots

The proposed plans are affected by Flood related development controls set out in 7A of the Planning certificate.

The attached Flood planning information is provided from Central Coast Council and shows that the minimum floor level for the Habitable rooms should be 5.65m AHD (Page 1 of Flood Information).

The new proposed Addition will match the existing house floors will be a Finished Floor Level of 5.66m AHD

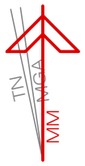
All other flood events are not relevant to the parcel of land.

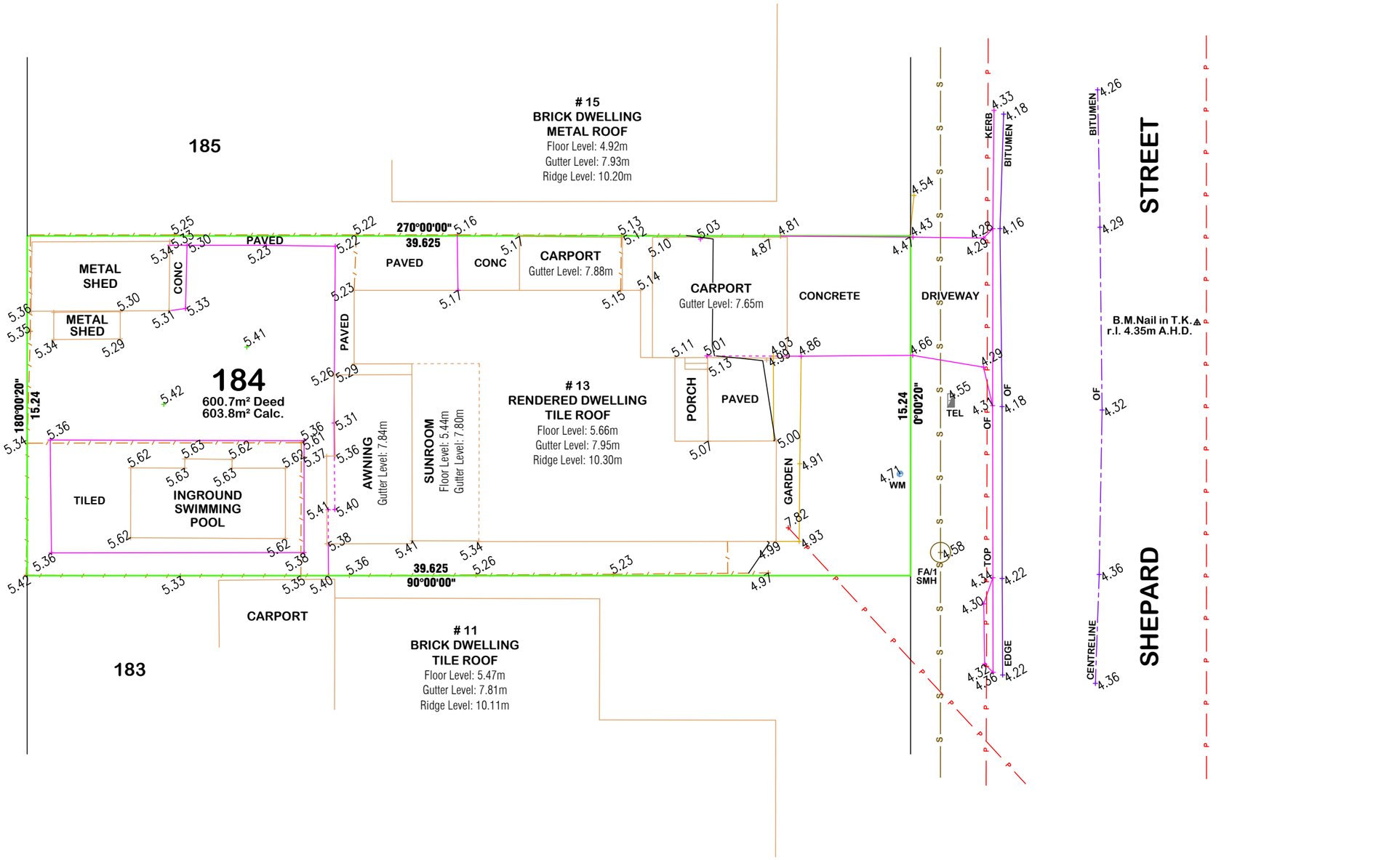
Bushfire

The property is not within a bushfire hazard zoning.

Conclusion

The Proposed addition of an extended Living and dining area at 13 Shepard St, Umina NSW 2257 is an appropriate development and will have negligible impact on the environment and the neighbourhood.





www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

Origin of Levels : SSM 203666 fd.
Location : Ryans Road, Umina Beach.
R.L. : 4.873m A.H.D.

revision	description:	date:

client: **NUTTALL**

approved:

Registered Surveyor

assessed: A.W.C.
drawn: R.G.
surveyed: L.F.

Clarke Dowdle & Associates
surveyors - planners - ecologists - bushfire consultants
#1 OSCAR STREET
UMINA BEACH NSW 2257
ph (02)43443553 fax (02)43446636
email admin@cdasurveys.com.au
Po Box 3122 Umina NSW 2257

project: **#13 SHEPARD STREET, UMINA BEACH.**

details: **Lot 184 in DP 220586**

drawing: **PLAN SHOWING SPOT-LEVELS, CONTOURS & DETAIL.**

red. ratio:	1:200	datum:	A.H.D.
reference #Go:	25053	ref ext:	
contour interval:	1m	DA #:	
job date:	08/04/2022	number in set:	1 of 1
LGA:	CENTRAL COAST		
Parish:	PATONGA		
County:	NORTHUMBERLAND		

-all dimensions are in metres unless otherwise shown.
-check and confirm all areas & dimensions on site prior to the commencement of any works.
-do not scale from face of plan.
-preliminary boundary fixation has been undertaken only.
-if any construction is planned on or close to the boundaries further survey work will be required.
-a complete investigation of services has not been undertaken for this survey.
-services shown hereon have been located by visible features only.
-tree trunk & height dimensions are approximate only.
-tree spreads are approximate only but have been drawn to scale.
-ridge& gutter levels displayed on buildings are approximate only.
-underground utility mains locations are provided by Council diagrams & are approx positions only.

Flood Information Certificate

Property Address:	13 Shepard St, UMINA BEACH
Lot /DP:	184/DP220586
Date Prepared:	24 March 2022
Source of information:	Woy Woy Peninsula Flood Study, 2010

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 1300 463 954 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	5.23	5.24
1% AEP	5.14	5.15
5% AEP	5.10	5.48

Planning Information Table

Flood Control Lot	☒
Minimum Habitable Floor Level	5.65m 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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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

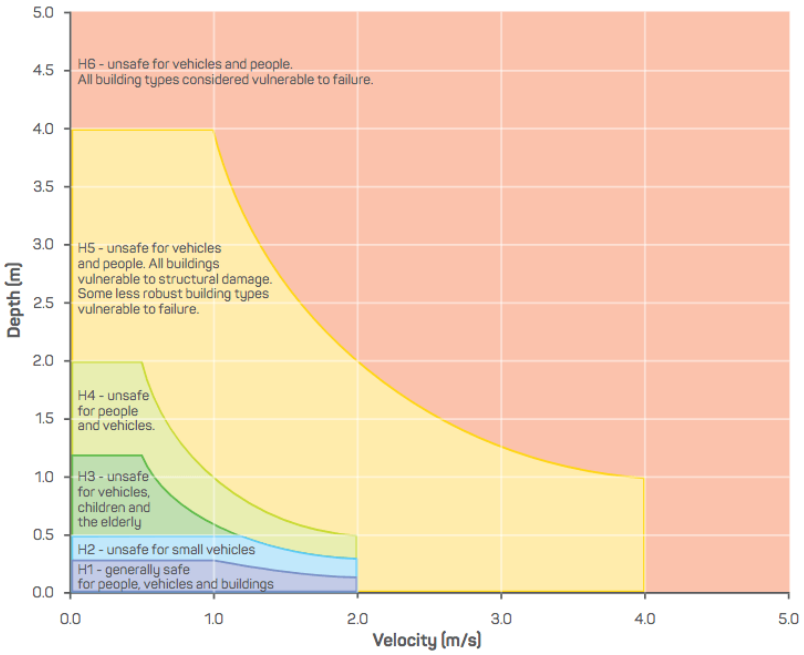
https://www.centralcoast.nsw.gov.au/plan-and-build/planning-controls-and-guidelines

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/adr-guideline-7-3.pdf

Flood Information Certificate



Source – Australian Institute for Disaster Resilience 2017. Hydraulic Hazard: refer also to Australian Rainfall and Runoff Section 7.2.7 General Flood Hazard Curves (Figure 6.7.9) http://book.arr.org.au.s3-website-ap-southeast-2.amazonaws.com/

Disclaimers

a. This certificate is based on Council's relevant flood study, which covers a large area and utilises *airborne laser scanning* ground level data. Flood depths as shown on the maps at specific locations may not accurately account for localised changes in ground topography; the accuracy of flood depth information at a specific location may be improved by taking the flood level and subtracting the accurate ground level at a particular location, which could be established by a Registered Surveyor.

b. Without limiting s.733 of the *Local Government Act* 1993, Council expressly disclaims all and any liability and responsibility in respect of loss, damage or injury to person or property arising from anything done or omitted to be done by any person in reliance, whether wholly or in part, upon any part of this information. Any person having regard to the information contained in this document is encouraged to seek, at their discretion, all other sources of information on the subject matter as they consider appropriate, which may include local knowledge and/or professional advice.

c. Council does not, and cannot, warrant that it will, in its capacity as a consent authority under the *Environmental Planning and Assessment Act 1979*, grant consent to a DA that seeks to erect or use dwellings or other structures on the above property that conform with the levels set out in the above information. Council assesses DAs based on merit, which must consider various development controls as set out in the LEP and DCP. For any development proposal on a *Flood Control Lot* Council recommends the applicant to engage the services of a professional engineer who specialises in Flood Risk Management.

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Flood Information Certificate

Glossary

AEP	*Annual Exceedance Probability*: The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage. For example, the 1% AEP flood has a 1% probability of occurring in any given year. This flood is sometimes referred to as 1 in 100, 100yr ARI or Q100
AHD	*Australian Height Datum* is the reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
Airborne Laser Scanning	A ground level measurement system in which a laser is emitted from an instrument in an aircraft and directed to the ground in a scanning pattern
DA	Development Application
DCP	Development Control Plan
Flood Control Lot	A land parcel that is subject to flood related development controls
Flood Hazard	Flooding which 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.
Flood Storage Area	Areas that are important for the temporary storage of floodwaters during the passage of flood.
Floodway Area	Those areas where a significant volume of water flows during floods.
Flow Path	Those areas where a flow path is identified in the relevant flood study, generally associated with velocities greater than 1 metre per second in the 1% AEP flood.
Freeboard	A factor of safety used in relation to the setting of floor levels. The typical freeboard set by the NSW Government is 0.5m, unless Council can demonstrate a different freeboard can apply as defined in an adopted Floodplain Risk Management Plan.
Ground Levels	Highest and lowest ground levels on the property, predominately based on ground level information databases created by *Airborne Laser Scanning*. A Registered Surveyor can confirm exact ground levels.
High Hazard Area	Those areas where flooding has the potential to be unsafe or cause damage. Council considers those areas that are Hazard Category H3 or above in a 1% AEP flood to be high hazard. Refer to Section on Flood Hazard below.
High Risk Area	Those areas of high flood risk as identified in a flood study or Floodplain Risk Management Plan.
LEP	Local Environment Plan
PMF	The *Probable Maximum Flood* is an extreme flood deemed to be the largest flood that could conceivably occur at a specific location. It is generally not physically or economically possible to provide complete protection against this flood event but should be considered for emergency response. The PMF defines the extent of flood prone land (i.e. the floodplain).

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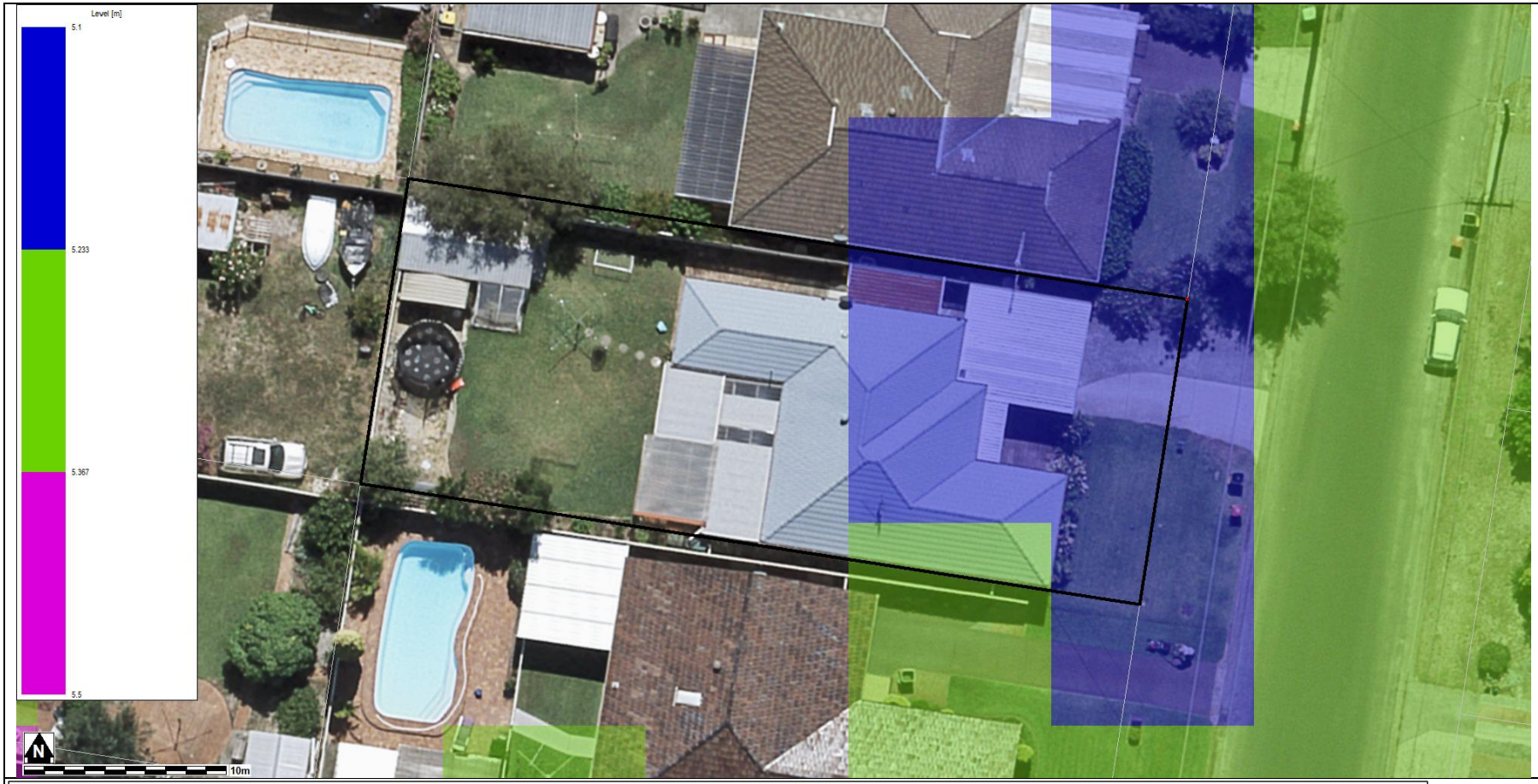
Flood Information Certificate

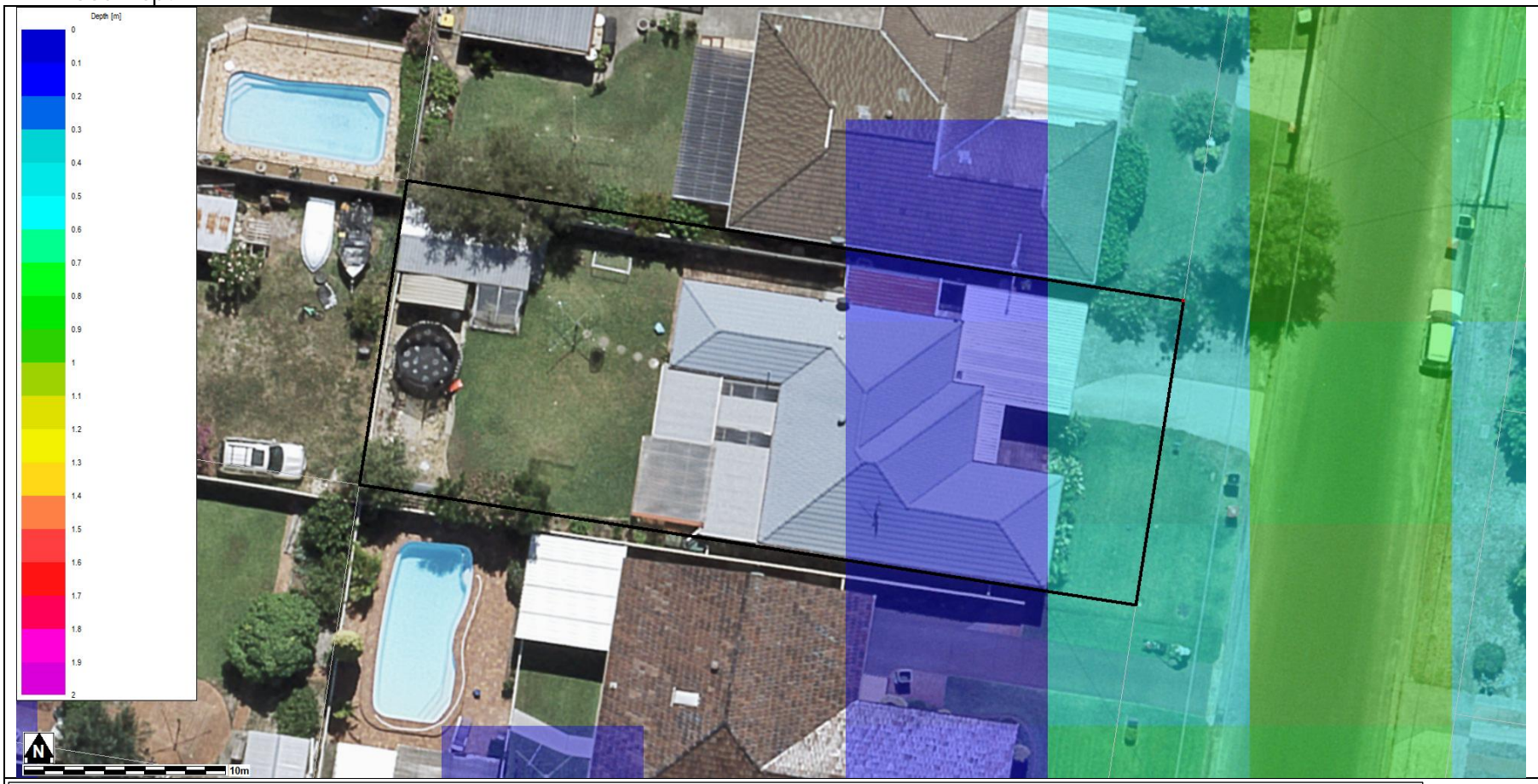
PMF Flood Extents



Phone: 1300 463 954 I **Email:** ask@centralcoast.nsw.gov.au I ABN 73 149 644 003
Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 **Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250

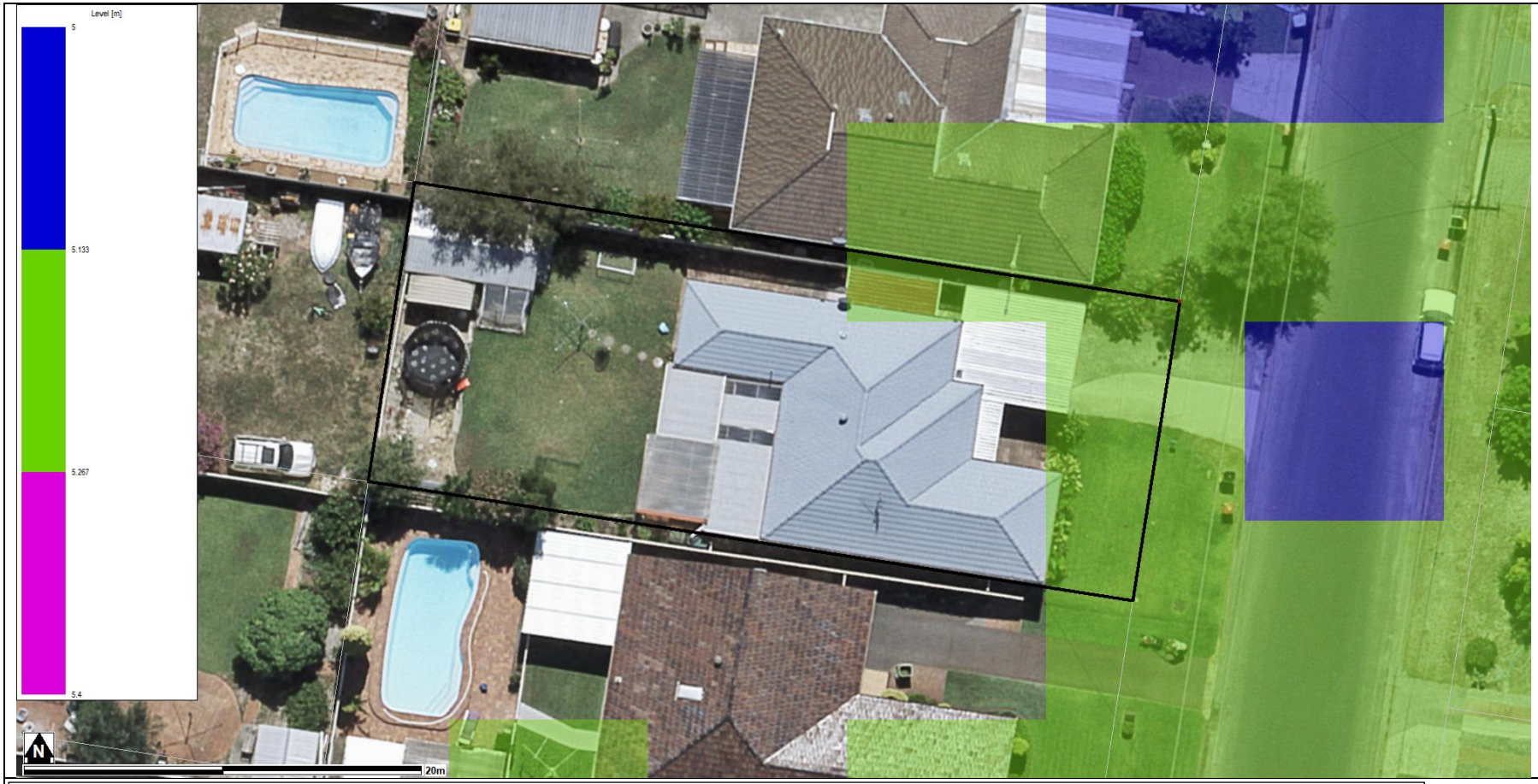
Flood Information Certificate

PMF Flood Depth



Flood Information Certificate

1% AEP Flood Extents



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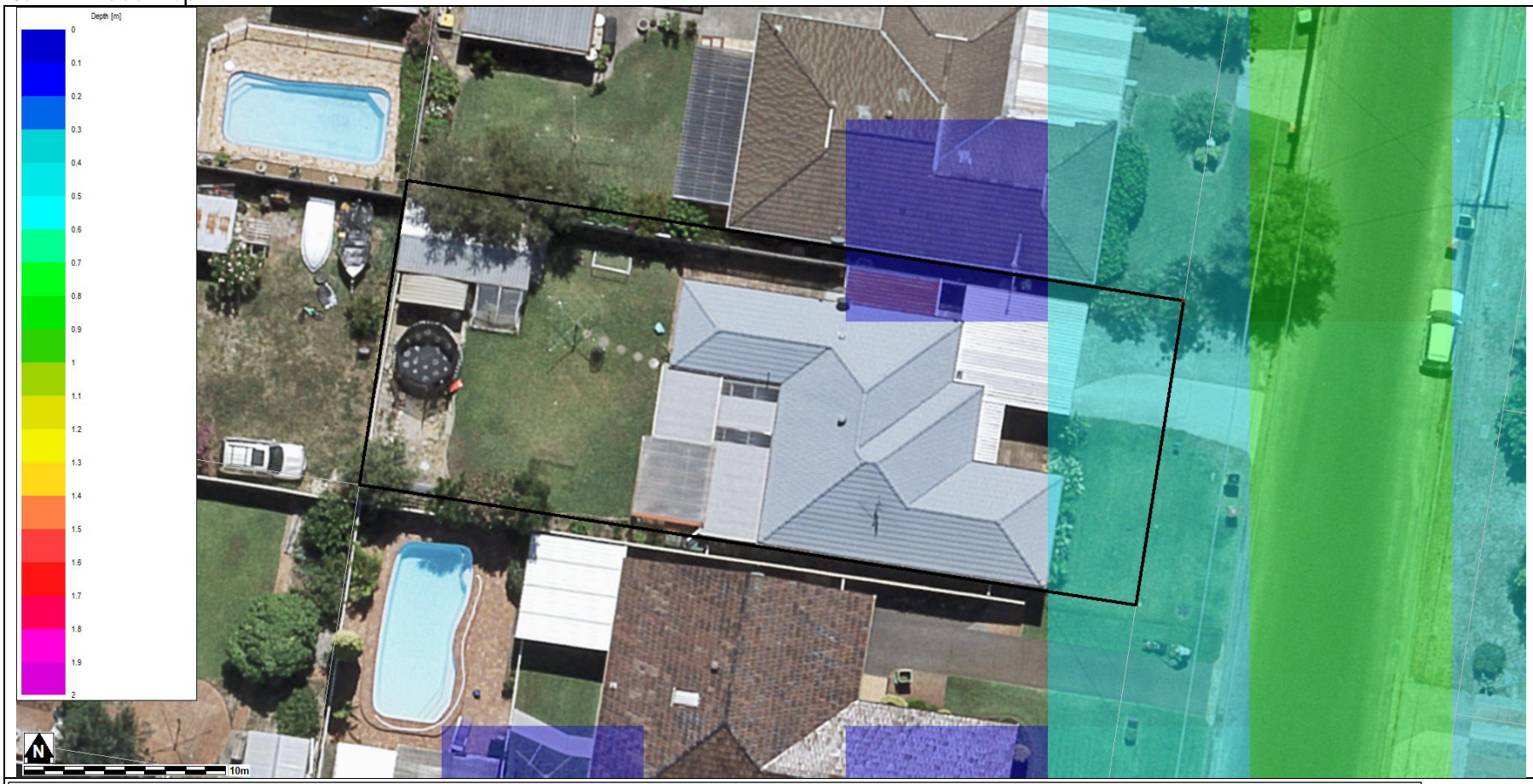
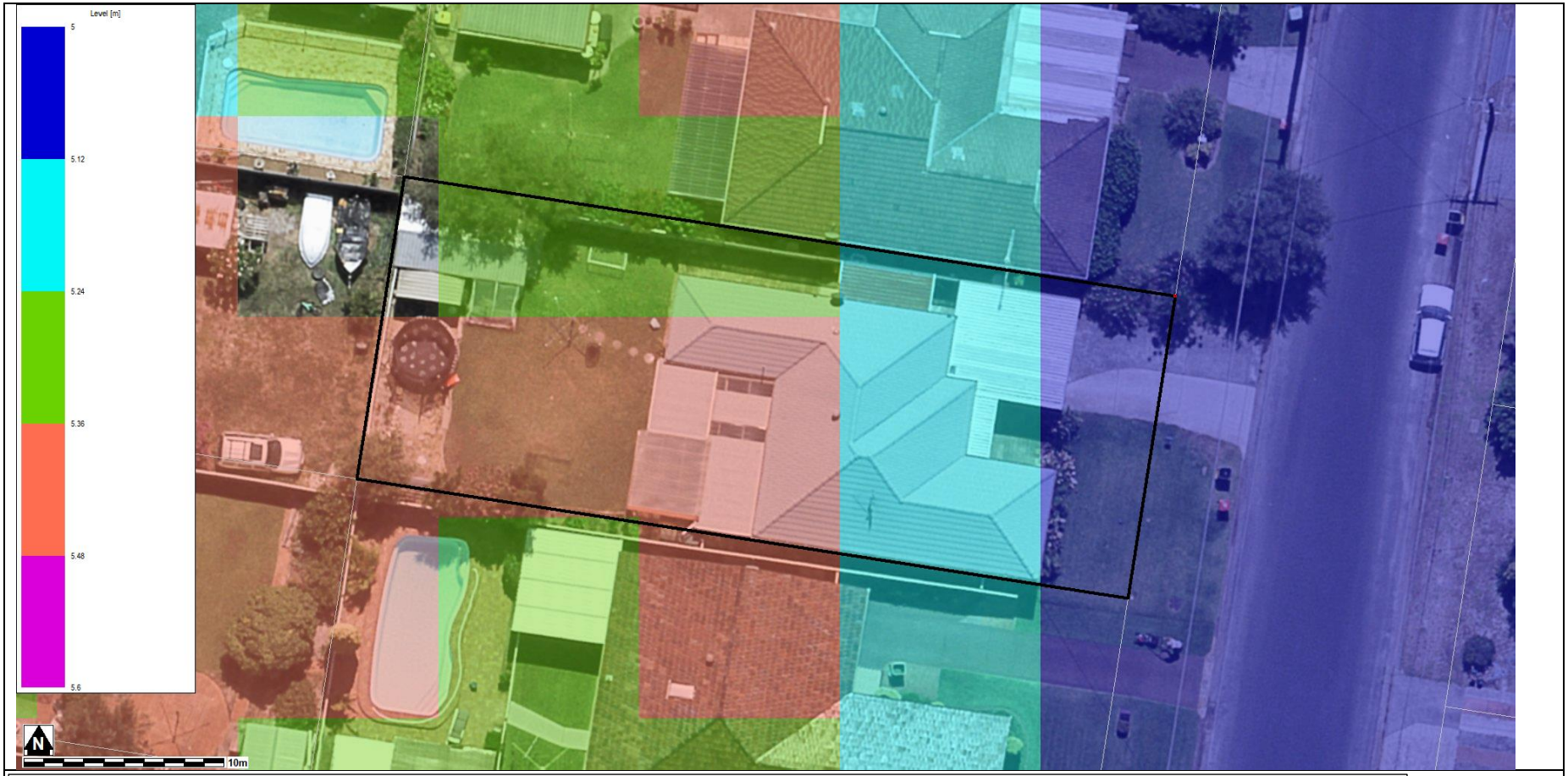
1% AEP Flood Depth



Flood Information Certificate

5% AEP Flood Extents



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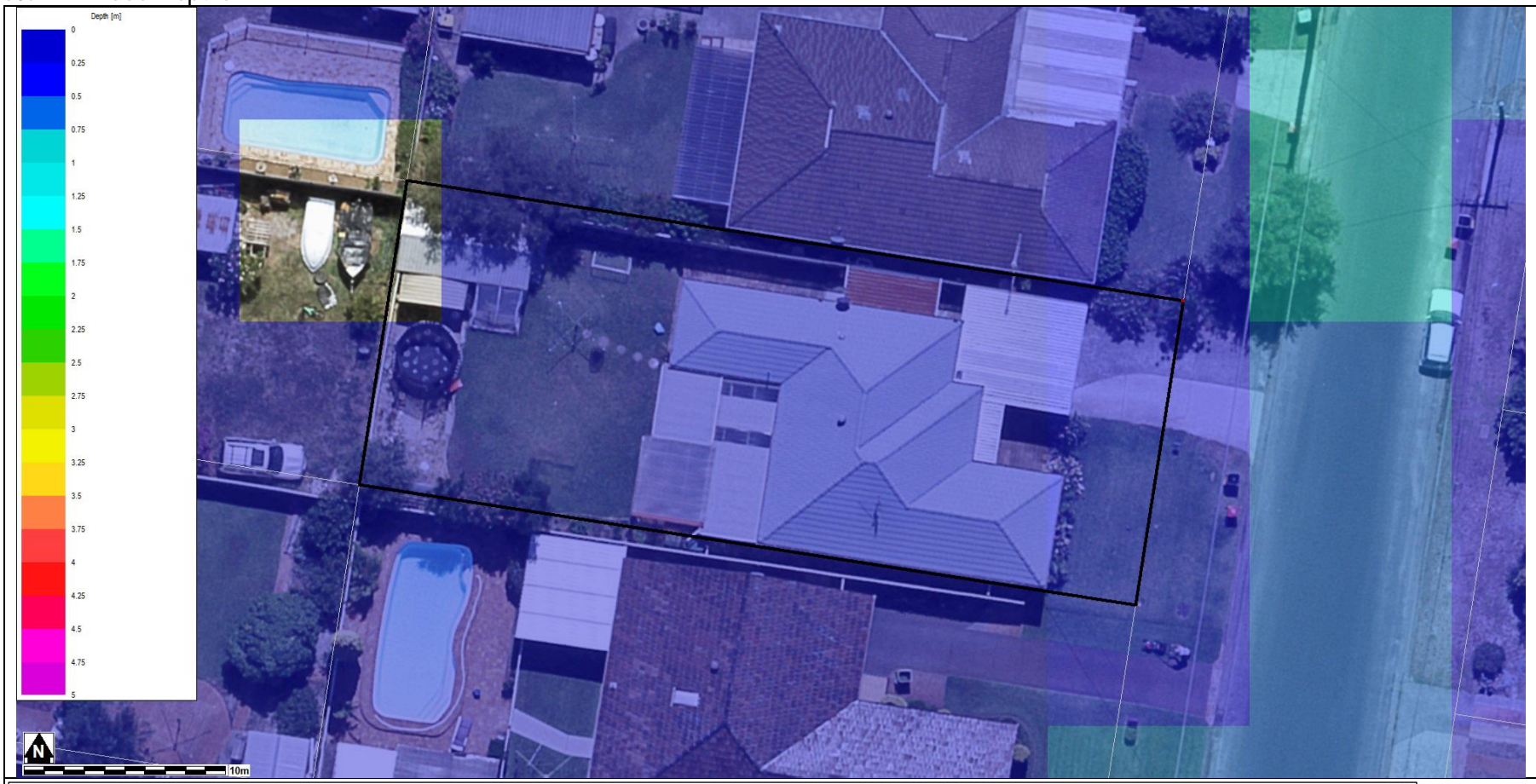
Flood Information Certificate

5% AEP Flood Depths



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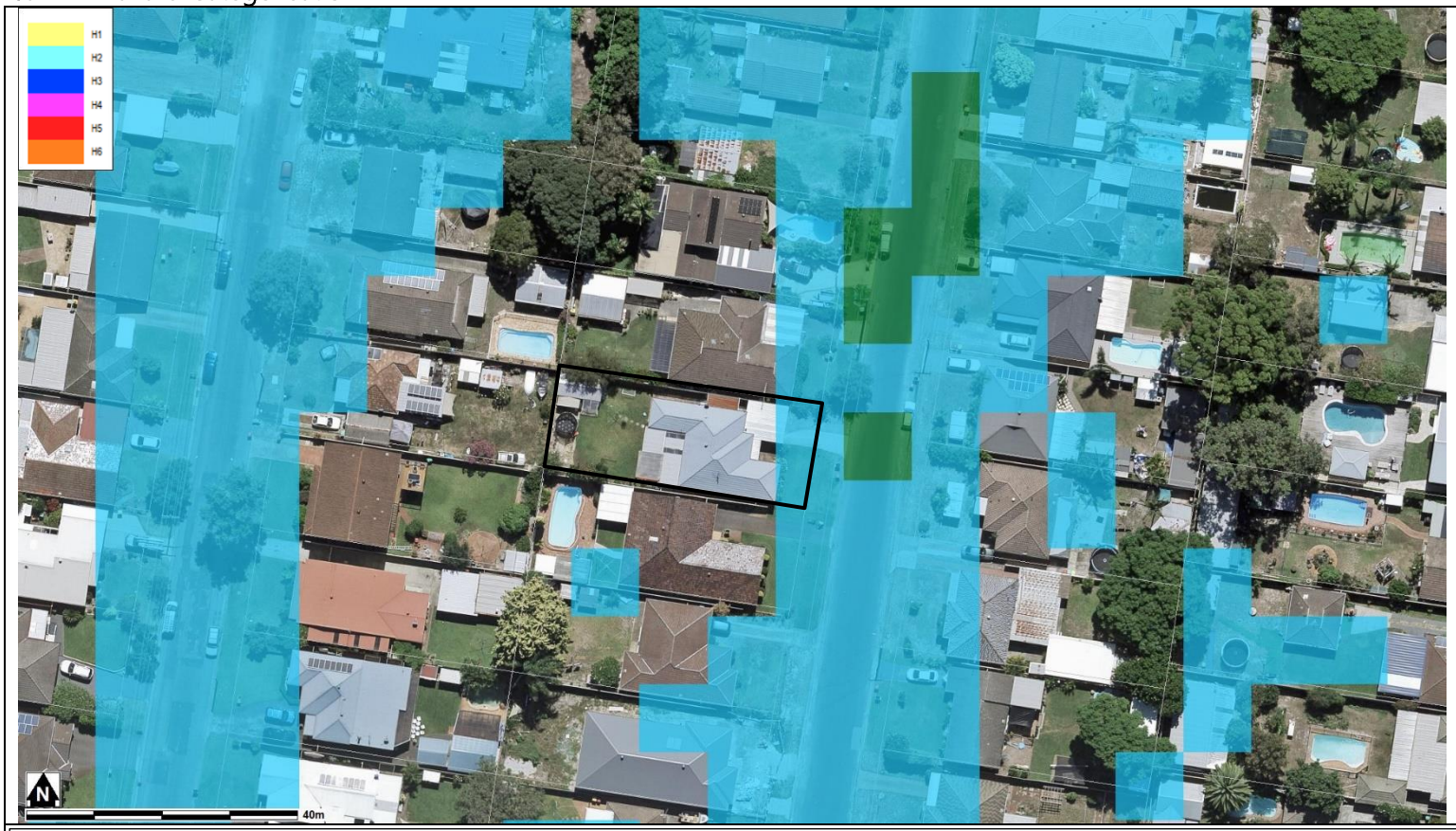
1% AEP Hazard Categorisation



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Hydraulic Categorisation