



D-PLAN
URBAN PLANNING CONSULTANTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS

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**TO DEMOLISH ALL EXISTING
STRUCTURES & CONSTRUCT A
DUAL OCCUPANCY (ATTACHED)
DEVELOPMENT WITH TORRENS
TITLE SUBDIVISION**

**31 WEBB ROAD, BOOKER BAY
(LOT 242 DP 7736)**

5/12/2022

D-Plan Urban Planning Consultants Pty Ltd

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ATTACHMENTS

1. Control Table

1.0 EXECUTIVE SUMMARY

Booker Bay is an excellent area for residential development because of its strategic location close to road and rail links to Sydney and Newcastle. Local amenities including recreational facilities associated with Brisbane Water and the nearby centres of Gosford, Ettalong Beach and Kincumber are easily accessible.

The urban design qualities of the proposed development are complementary to the established character of Webb Road and will substantially improve the streetscape amenity by incorporating the following:

- A well-articulated two-storey design;
- Aesthetically pleasing presentation to the street;
- Adequate setbacks from all boundaries;
- Adequate off-street parking;
- Functional internal arrangement;
- Usable private open space areas with adequate access to natural sunlight; and
- Passive surveillance opportunities from habitable room windows and first-floor balconies.

Dual Occupancy development is an acceptable form of housing when good planning and urban design controls are established to guide the building industry. Central Coast Council has comprehensive planning and urban design standards to ensure that this form of development complements existing residential areas.

Desired outcomes such as, the block principal and streetscape amenity are more easily achieved with dual occupancy development than any other form of low to medium density housing, which is why they are permitted within the R1 – General Residential Zone.

The proposed design promotes best planning practice and complies with Council's DCP requirements, resulting in a high-quality development that will enhance the amenity of the locality.

2.0 SITE/LOCALITY DESCRIPTION

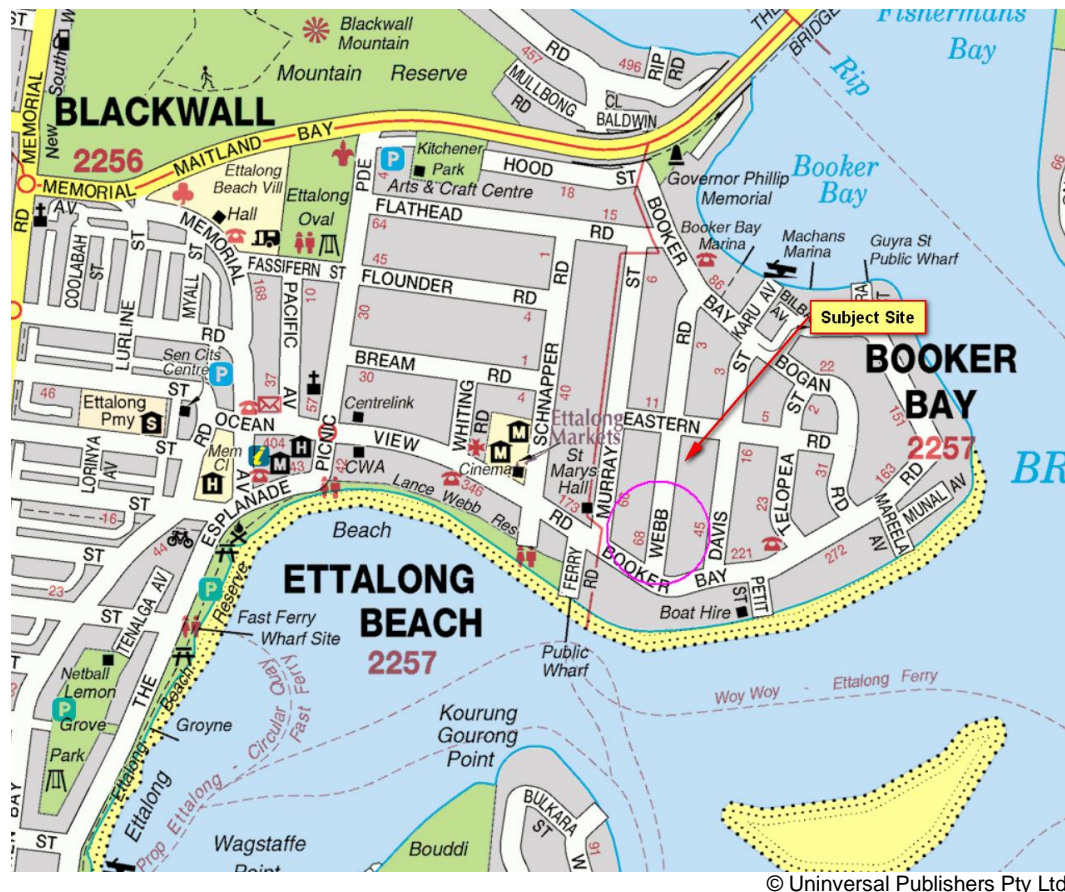
The subject land is known as No. 31 (Lot 242 DP 7736) Webb Road, Booker Bay and is located on the eastern side of the road, between Eastern Road and Booker Bay Road.

The property is rectangular in shape, with a frontage of 13.715m and a length of 45.72m, creating a total site area of **626m²**

On the site there is currently a single storey clad dwelling with associated structures which will be demolished.

The immediate locality is characterised by the following:

- A mixture of residential development including single and two storey dwelling houses with interspersed dual occupancies and multi dwelling housing development;
- Contemporary and older style dwellings of various building materials;
- Predominately unpaved nature strips with no particular street tree planting themes; and
- Predominately low scale or no front fencing.



Locality Map



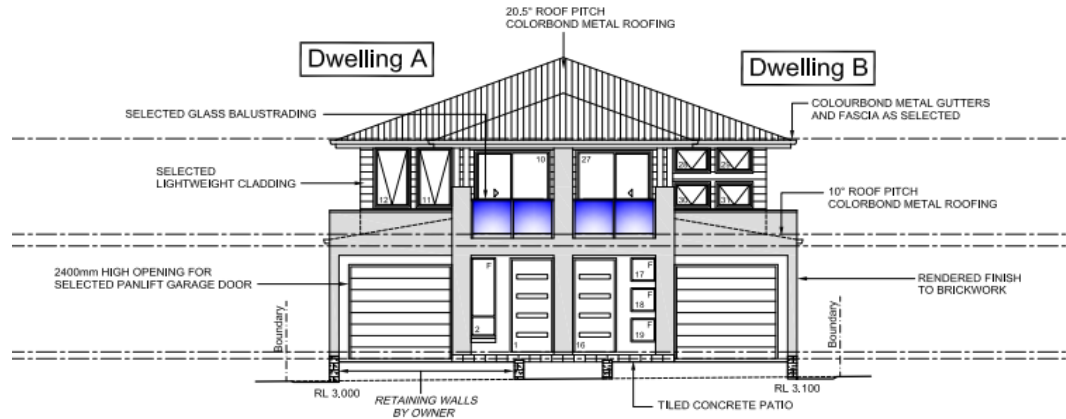
Photo – Streetscape



Photo – Subject site

3.0 THE PROPOSAL

The proposal is to demolish all existing structures and construct a dual occupancy (attached) development with Torrens Title subdivision.



Webb Road (Western) Elevation

4.0 RELEVANT PLANNING CONTROLS

4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

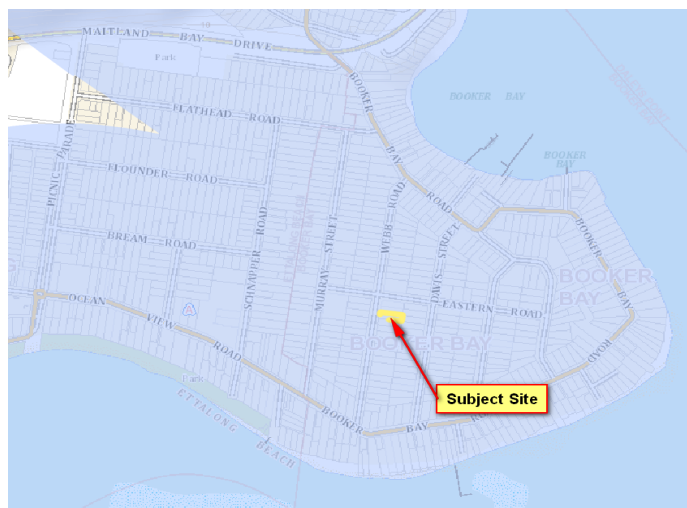
Coastal Management (Chapter 2)

The policy identifies sites within the coastal environment area and requires certain considerations for development applications under each respective heading/clause.

The relevant clauses state:

Clause 2.10 - Development on land within the coastal environment area

- (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:
- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment – **there is no significant vegetation on the site and there is scope for landscape planting to promote biodiversity. The proposed drainage facilities take into account the hydrological aspects of this consideration.**
 - (b) coastal environmental values and natural coastal processes – **the proposed development is positioned some distance from the shoreline (approx. 500m) and there is already some access along the shoreline. The special attributes of Brisbane Water, catering for private and public foreshore lookouts will not be compromised.**
 - (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1 - **the proposed drainage facilities take into account the hydrological aspects of the site and development. Grated/silt arrestor pits, absorption trenches and water harvesting tanks ensure that the quality of water leaving the site is not compromised (see accompanying Hydraulic Detail Plan).**
 - (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms – **there is no significant vegetation on the site.**
 - (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability – **N/A**
 - (f) Aboriginal cultural heritage, practices and places – **N/A**
 - (g) the use of the surf zone – **N/A**

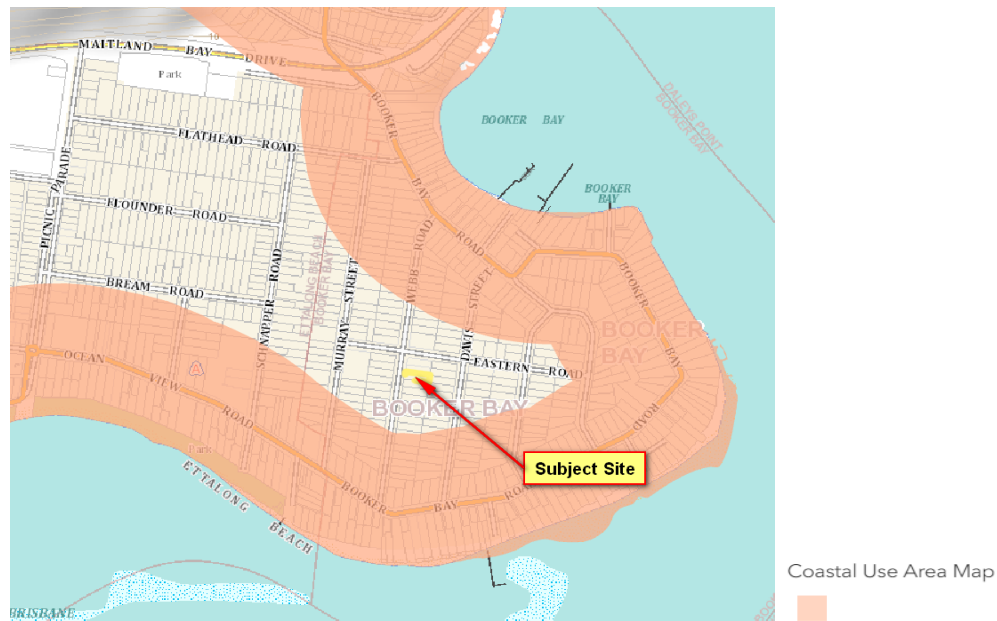


Coastal Environment Area Map

Coastal Environment Area Map

Development on land within the coastal use area (Clause 2.11)

- (1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:
- (a) has considered whether the proposed development is likely to cause an adverse impact on the following:
- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability - **N/A**
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores – **the proposal will not result in any view loss from public places.**
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places – **none in the immediate vicinity.**
 - (v) cultural and built environment heritage – **N/A**



Coastal Use Area Map

Remediation of Land (Chapter 4)

A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Being in a well-established residential area, it is unlikely that the site is contaminated.

4.2 Central Coast Local Environmental Plan 2022 (LEP)

The subject site is within Zone R1 General Residential under Central Coast Local Environmental Plan 2022 (LEP). The proposed development falls within the definition of “*dual occupancy (attached)*” and is permissible with the consent of Council provided that the proposal complies with all relevant clauses in the LEP.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.



Zoning Map

Relevant Clause	Comment
<p>Clause 4.1B – Minimum lot size for dual occupancies</p> <p>Development consent may be granted to development on a lot in Zone R1 General Residential for a purpose of dual occupancy development If the lot size is at least:</p> <ul style="list-style-type: none"> • Dual Occupancy (attached) - 550m² • Dual Occupancy (detached) - 700m² 	<p>The subject site comprises an area of 626m² which complies with the requirements of this clause.</p>
<p>Clause 4.1C – Exceptions to minimum lot sizes for dual occupancies</p> <p><i>(3) A single development consent may be granted for development on land to which this clause applies if the development application is for both of the following—</i></p> <p><i>(a) the erection of a dual occupancy,</i></p> <p><i>(b) the subdivision of the land into 2 lots that are both smaller than the minimum size shown on the Lot Size Map.</i></p>	<p>It is proposed to subdivide the development (Torrens Title) to create separate titles for each dwelling and the proposed lot areas are:</p> <ul style="list-style-type: none"> • Lot 100 – 313.5m² • Lot 101 – 313.5m² <p>Both lots are identical in size and configuration.</p>
<p>Clause 4.3 – Height of Buildings</p> <p>The Height of Building Map categorises the site within the maximum 8.5m building height limit.</p>	<p>The proposed development has a maximum height of 8.197m which complies with the requirements of the clause.</p>
<p>Clause 4.4 – Floor Space Ratio</p> <p>The FSR Map indicates a maximum FSR of 0.5:1 for the subject site.</p>	<p>The proposal complies with this clause, having an FSR of 0.499:1.</p>
<p>Clause 4.6 – Exceptions to development standards</p> <p>Consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.</p>	<p>In this regard, NO variation requests are required as the proposal complies with all development standards contained in CCLEP 2022.</p>
<p>Clause 5.10 - Heritage Conservation</p>	<p>The subject site is not listed as a heritage item or located in the immediate vicinity of any heritage-listed items.</p>
<p>Clause 5.21 – Flood Planning</p>	<p>The application is accompanied by a Flood Information Certificate obtained from Council, which sets floor levels. It should be noted that the proposed floor levels satisfy the requirements of the Certificate.</p>
<p>Clause 7.1 - Acid Sulfate Soils</p>	<p>According to the Acid Sulfate Soils Map, the subject site is within a Class 3 category. Regardless, the proposal does not involve extensive excavation that would affect the structural viability of the building due to the existing soil conditions.</p>

4.3 Central Coast DCP 2022

Chapter 2.2 – Dual Occupancy & Multi Dwelling Housing

Site & Context Analysis

A site analysis has been carried out and an appraisal of how the design of the development has regard to the site analysis is provided on the Architectural Plans.

Building Scale

Building Height – two-storey construction with articulation and roofline variations is comparable to adjoining and nearby dwellings in the locality. The height of the building complies with the LEP/DCP maximum requirement of **8.5m** (see **Attachment 1 – Control Table**).

Density

The subject site comprises a site area that can accommodate two dwellings (i.e., side by side) with all residential amenities. The LEP stipulates a minimum site area of 550m² for dual occupancy (side by side) and the subject site comprises an area of **626m²** which easily complies with the density requirement.

Floor Space Ratio

The LEP contains a Floor Space Ratio Map for certain areas within the LGA. Based on the Mapping, the subject site is subject to an FSR of 0.5:1. For areas not identified under the Floor Space Ratio Map, the floor space ratio for dual occupancy housing is as depicted in the table below:

Form of housing	Floor Space Ratio (where not specified in Central Coast LEP 2022)
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

The proposal complies with this clause, having an FSR of **0.499:1**.

Site Coverage

The size and shape of the subject site easily accommodates the building form with adequate land for landscaping, access and parking, outdoor recreation and clothes drying. The prescriptive measures have also been met with respect to the Soft Landscaped Area (i.e., **32%** of the site will be soft soil landscaped area).

Building Setbacks

Webb Road is not a Classified Road, which would determine the front building line, which in this instance is generally consistent with adjoining dwellings. The proposal involves two-storey construction which has the following setbacks:

- Front setback – 6m
- Garages – 7.5m
- Side boundaries – (GF) 1073mm and (UF) 1833mm
- Rear boundary – 12.505m

The proposed setbacks achieve the minimum requirements of the DCP.

Built Form & Articulation

The objective of this requirement is to enhance the built form, landscape and environmental conditions of the site in context with surrounding development. The surrounding neighbourhood is characterised by a mixture of one and two-storey dwellings constructed in varying building materials and architectural styles. Council's DCP requires the following issues to be considered:

- *Response to the character and position in the street, e.g., corner or mid-block.*
- *Articulated facades.*
- *Building form and rooflines need to be considered.*
- *Garage structures must not dominate the street frontage.*

Given that the subject site is located in a “mid-block” situation, a substantial soft soil zone at the front and rear of each dwelling has been provided which achieves the desired landscape or deep soil outcome of the DCP.

The entry porches and front doors of each dwelling are clearly visible from the street which promotes safety and security.

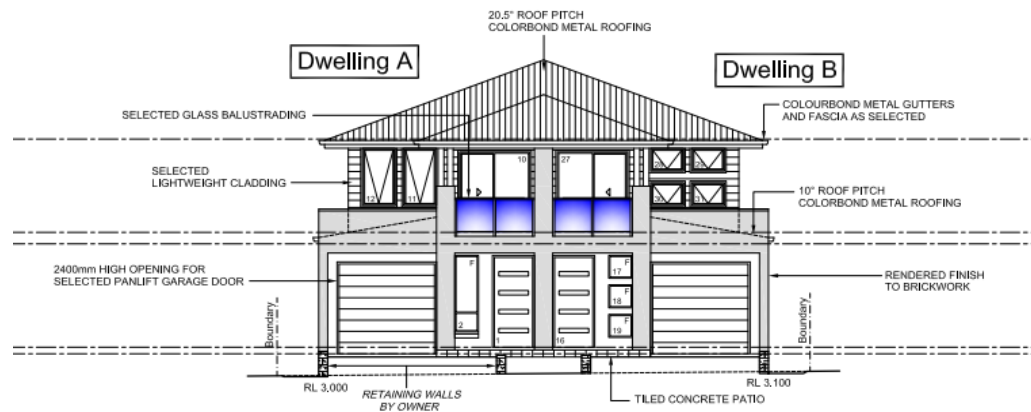
Thoughtful orientation of windows, doors and design features has produced an aesthetically pleasing façade to the development that contributes to the streetscape amenity.

The design of the proposed development will complement the existing streetscape of Webb Road which comprises both single and larger two-storey building forms. There is an obvious emerging trend for improvement, with small single storey cottages being replaced with larger two-storey dwellings and in some cases increased densities.

The design incorporates contemporary architectural themes with articulation and a pitched/hipped roof design. Design features, single storey elements and the effective use of colours and materials reduce the overall bulk and scale of the building, whilst compliant front and rear setbacks ensure that the development does not adversely affect the existing streetscape amenity.

The opportunities and constraints of the site have also been considered and an option for development has been selected that minimises any adverse impacts on adjoining properties as follows:

- The proposed contemporary design incorporates the effective use of decorative elements which contrast the development to be different but complementary to other dwellings in the locality;
- Compliant front, side and rear boundary offsets have been provided (i.e., front setback is **6m** (min) as required and an articulated front elevation further assists in achieving the purpose behind the control);
- Garage dominance is addressed by positioning the doors behind design elements, limiting the width of the garage doors to less than 6.3m and 50% of the façade width and subservient colouring for the doors;
- Off-street car parking has been provided for each dwelling in accordance with the acceptable design options suggested in the DCP and appropriate landscaping has been provided to minimise the impact of off-street parking on the streetscape; and
- The shadow diagram demonstrates that the private open space areas of the adjoining dwellings will not be significantly affected (*see additional comments further in the Statement*).



Webb Road (Western) Elevation

Residential Amenity

Views – the proposed development will not significantly impact any existing local views available from the immediate locality.

Privacy - potential privacy concerns are addressed by:

- Strategically positioning window openings to avoid direct alignment;
- Raised/lowered sills and opaque glazing where required;
- Separation and positioning low impact rooms, such as, bedrooms and bathroom amenities on the upper floor level (Note: bedroom windows are not considered to be primary sources for overlooking); and
- Compliant side and rear boundary offsets and landscaping.

Note: if Council considers it necessary additional privacy measures can be implemented through conditions of consent.

Acoustic privacy is maintained by appropriately positioning rooms in each dwelling, separation between adjoining development and the construction method of the party wall between the two dwellings.

There is adequate spatial relief between adjoining buildings as the side setbacks achieve the DCP requirement, whilst new boundary fencing (where necessary) and landscaping will adequately screen ground floor windows.

Rear Balconies – N/A

Private Open Space - both dwellings have Private Open Space areas in excess of the minimum DCP requirement (Dwelling A – **112.41m²** and Dwelling B – **112.41m²**), with dimensions achieving 4.5m and positioned adjacent to internal living areas.

Sunlight Access - the rooms in the dual occupancy have been appropriately orientated to receive solar access to habitable rooms. The private open space areas also receive sunlight exposure to at least 50% of the yards for the required period during winter. Shadows cast by the development fall primarily across the side elevation of the adjoining dwelling which comprises limited window openings.

Car Parking – one car parking space has been provided for each dwelling in the form of a single width garage with a tandem visitor space available on each driveway. Webb Road does not carry large volumes of traffic and there is sufficient sight distance, therefore, reverse manoeuvres are considered safe.

Landscaping will be provided in the front yard to soften the visual appearance of the hard-standing areas. The additional traffic generated by the proposed development will have an insignificant impact on the existing traffic conditions and the servicing of intersections in the immediate locality.

Vehicular Access Design – separate driveways assist in reducing garage dominance and are considered an efficient and appropriate solution for the proposed configuration (i.e., attached dual occupancy).

Earthworks and Structural Support

Earthworks/Retaining Walls - being a relatively level site with flood controls, minimal site works are required to establish the building platform, driveways and drainage facilities. The excavated materials will be primarily utilised on site, with approximately equal quantities of cut and fill. The driveways will be constructed at an acceptable grade to avoid undercarriage scraping.

Erosion and sedimentation control details are provided. The proposed site works will not significantly affect inter-allotment drainage patterns.

Landscaping

Soft soil (deep soil) landscaping opportunities are available in the rear yard of each dwelling which is consistent with Council's 'Block Principle'. The amount of open space available and the selection of planting nominated on the Landscape Plan will achieve the objectives outlined in the DCP as follows:

- Screening between adjoining properties;
- Softening the visual impact of hard surface areas and car parking spaces;
- Appropriate species selection for the climate; and
- Enhancement of the streetscape amenity.

Fencing – landscaping delineates the front boundary.

Building Services

The design of the dwellings enables all site facilities to be provided in an orderly and efficient manner. In particular, garbage bins can be stored out of sight and wheeled out on collection day. There is sufficient space in the rear yards of each dwelling to accommodate clothes drying and storage facilities.

All other services are also available in the immediate locality and will be provided for the development.

Stormwater Management - Council's goal is to develop the long-term improvement of waterway health, which enhances the ecological integrity of the system, whilst balancing the need to manage flooding, waste water and stormwater. To achieve this goal the proposed development provides the following:

- A Hydraulic Detail Plan which takes into account the flood characteristics of the site, based on the Flood Information Certificate and demonstrates that stormwater can be collected, stored (rainwater tanks) and discharged via absorption trenches in a controlled manner, ensuring that there will be no adverse impact on Council's stormwater system, the development itself or adjoining properties;
- Soft soil areas within the site also assist in reducing runoff from the site; and
- Erosion and sedimentation control measures will be implemented during construction.

Garbage and Waste Management – a Waste Management Plan accompanies this application. The plan adopts the principles of ***Avoid Reuse Recycle and Dispose*** to minimise landfill waste.

As mentioned earlier, garbage bins can be stored out of sight and wheeled out on collection day.

Dual Occupancy Subdivision

There are no express provisions in the LEP or DCP prohibiting subdivision of dual occupancy development. As such, it is proposed to subdivide the development (Torrens Title). The resulting lot configurations are provided in the table below viz:

Lot	Frontage	Area
100	6.858m	313.5m ²
101	6.857m	313.5m ²

The allotment configuration is consistent with traditional suburban design and lot layout.

4.4 Other Requirements

BASIX – the State Government introduced BASIX, which consolidates planning provisions relating to water consumption and greenhouse gas emissions. A BASIX Certificate is provided for the development demonstrating the applicant's commitments in achieving the objectives of the state government's policy.

Energy conservation principles will be achieved through the construction method and orientation of the building, together with thoughtful planting of trees and shrubs and the use of materials with thermal massing properties.

4.5 Non-Compliance

The proposal complies with all LEP and DCP requirements.

5.0 CONCLUSION

Council's LEP/DCP requirements and good planning principles have been incorporated in the design, which has resulted in a high-quality development that will contribute positively to the built form of the locality by providing new affordable housing stock that successfully addresses the width, length and slope of the site.

Dual occupancy development has already occurred in the locality and is likely to continue. Consideration has been given to matters listed in Section 4.15 (previously Section 79C) of the Environmental Planning and Assessment Act 1979, concluding that the proposed development warrants approval.

David Bobinac
Town Planner

ATTACHMENT 1

CONTROL TABLE

Control	LEP/DCP Requirement	Development Proposal	Complies
Dual Occupancy Site Area (attached)	550m ² (min)	626m ²	Yes
Soft Landscaped Area	25% (min)	32%	Yes
FSR	0.5: 1	0.499:1	Yes
Building Height	8.5m (max)	8.197m	Yes
<u>Setbacks</u> Front (primary) (Secondary)	Average of adjoining or 4.5m (min) 2m (min)	6m N/A	Yes N/A
Garages	5.5m (min)	7.5m	Yes
Side	Up to 4.5m height - 0.9m (min) ➤ 4.5m – 0.9m + ¼ of height above 4.5m	(GF) 1073mm (UF) 1833mm	Yes Yes
Rear	Generally - 4.5m (min)	12.505m	Yes
Parking	1 - 3 bed = 1 space 4 + bed = 2 spaces	Dwelling A - 1 space Dwelling B – 1 space	Yes Yes
Private Open Space	45m ² (min) Min Dimension – 4.5m	Dwelling A – 112.41m ² Dwelling B – 112.41m ²	Yes Yes
Boundary Retaining Walls	1m (max)	N/A	N/A
Cut/fill Height	Generally 1m (max)	< 1m	Yes