

AMENDED ITEM

26 June 2013
To the Ordinary Council Meeting

Director's Report
Development and Building Department

3.2 DA/160/2013 Proposed New Dwelling and Demolition of Existing Structures at Gorokan

TRIM REFERENCE: DA/160/2013 - D03396184

MANAGER: Jamie Loader, Manager, Building Certification and Health

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SUMMARY

An application has been received for the erection of a two storey split level dwelling and the demolition of the existing dwelling at 147 The Corso Gorokan. The application has been examined having regard to the matters for consideration detailed in section 79C of the Environmental Planning and Assessment (EP&A) Act and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

Applicant	Mr S N McIntyre and Mrs L L McIntyre
Owner	Mr S N McIntyre and Mrs L L McIntyre
Application No	DA/160/2013
Description of Land	Lot 507 DP 26286 147 The Corso, GOROKAN NSW 2263
Proposed Development	Dwelling including demolition of all existing structures
Site Area	651.30
Zoning	2A Residential

RECOMMENDATION

- 1 ***That Council refuse the application subject to appropriate reasons for refusal detailed in schedule A attached to the report and having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues.***

OR

- 2 ***That, in accordance with Council's Interim Sea Level Rise Policy as set out in Council's resolution of 10 October 2012, Council grant consent subject to the conditions detailed in schedule B attached to the report and having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues***

PRECIS

- The application is reported to Council in accordance with Council's resolution of 10 October 2012, which states in part:

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“3 That Council resolve that its sea level rise interim policy consist of compliance with the 1% AEP flood level and 500mm freeboard allowance.

7 In circumstances where existing Government legislation or policy conflicts with Council’s policy in No 3 above, the General Manager ensure that the matter is brought to Council for determination.”

- The site is zoned 2(a) Residential under the provisions of *Wyong Local Environmental Plan 1991* (WLEP). A single dwelling-house is permissible with consent.
- The site is subject to flood impacts from Budgewoi Lake with the predicted level for a 1% AEP event for the site being 2.2m AHD.
- The FPL for the site, if calculated in accordance with Council’s resolution of 10 October 2012, is as follows:

1% AEP Tuggerah Lakes flood = 2.2m AHD+ 0.5m (freeboard) = 2.7m AHD.

- Application of the State Government Chief Scientist’s recommended flood planning benchmarks for Tuggerah Lakes for the year 2100 raises the 1% AEP to 3.1m AHD. The addition of a 500mm free board results in a finished floor level (FFL) and flood planning level (FPL) for habitable rooms of 3.6m AHD. (1% AEP Tuggerah Lakes flood = 2.2m AHD + 0.9m (SLR) + 0.5m (freeboard) = 3.6m AHD).
- The Mines Subsidence Board requires a floor level of 0.15m over and above that required by Council.
- The applicant has been given the opportunity to amend the proposal to comply with the sea level rise bench marks but has declined to amend the application and has requested the application be determined in its current form.

OPTIONS

Whilst one of the recommendations before Council is for refusal of the application in its current form, Council may also consider an option to defer determination of the application pending the applicant being asked to redesign the proposal to enable the lower floor level of the dwelling to comply with a FFL of 3.6m. This can be achieved by a redesign of the dwelling such that the lower floor level is raised by 0.9 metres.

Council also has the option of approving the development in its current form, however, should Council not take into account the sea level rise benchmarks referenced by the State Government Chief Scientist and the need to consider natural hazards under Section 79C and the requirements of the State Government’s Flood Plain Development Manual, Council faces the risk of voiding its protection from liability under section 733 of the Local Government Act (LGA).

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INTRODUCTION

The Site

The site is located at 147 The Corso Gorokan (Lot 507 DP 26286). The site consists of a regular shaped allotment with a total area of 651.30m², which slopes moderately to the rear boundary which adjoins Tuggerah Lake. The property currently contains an existing single storey cottage and other associated ancillary structures

The Locality

The subject site is bound on either side by single storey dwellings. Existing development in the general surrounding area comprises a mix of single and two storey dwelling-houses. The subject site and adjoining properties on the lake side of The Corso are flood affected.

The proposed site and existing timber clad dwelling that is proposed to be demolished



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The Proposed Development

The proposal consists of a two storey split level dwelling-house with the following aspects:

- Demolition of the existing one-storey dwelling-house, garage and other minor structures;
- Four (4) bedroom two storey dwelling-house,
- Lower ground floor (2.7m AHD) 3 bedrooms, rumpus and bathroom,
- Ground floor: (3.4m AHD) two car garage, theatre room, study;
- First floor (5.4 AHD); family room, meals room, kitchen and bedroom,
- Max ridge height 10.2m.

Summary

The dwelling is proposed with variations to the normal minimum street setbacks but in the circumstances of this case these variations are justified. The lower floor level of the dwelling is also proposed at a level of 2.7m AHD. This level does not have any allowance for sea level rise projection and is the reason that the application has been referred to Council for determination.

VARIATIONS TO POLICIES

The development does not comply with a number of policies both State Government and WSC in respect of flooding and sea level rise. There is also a variation proposed to the street boundary setbacks of Chapter 99 Building Lines. These issues are discussed in more detail throughout the report.

Instrument	DCP 2005 Chapter 99 Building Lines
Clause	3.1
Standard	6.0 metre setback to garage and 4.5 metres to wall of dwelling.
Departure basis	5.0 metres to the garage and 4.0 metres to the front porch.

HISTORY

There is no history relevant to this proposal.

PERMISSIBILITY

The subject site is zoned 2 (a) (Residential Zone) under the WLEP. In accordance with Clause 10, a dwelling-house is permissible with consent.

OBJECTIVES OF THE ZONE

Clause 2(3) of the WLEP requires the consent authority to have regard to the objectives for a development in a zone when determining a development application in respect of land within the zone. The following objectives of the 2(a) Residential Zone are relevant to the subject proposal:

The objectives are:

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- “(a) to provide land primarily for detached housing generally not exceeding a height of 2 storeys and with private gardens in an environment free from commercial and other incompatible activities and buildings, and*
- (b) to provide for other uses, but only where they:*
- (i) are compatible with the residential environment and afford services to residents at a local level, and*
- (ii) are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for detached housing, and*
- (c) to provide for home-based employment where such will not:*
- (i) involve exposure to view from any public place of any unsightly matter, or any raw material, equipment, machinery, product or stored finished goods, or*
- (ii) have a material adverse impact on residents.”*

RELEVANT STATE/COUNCIL POLICIES AND PLANS

The application has been assessed against the relevant provisions of the following environmental planning instruments, plans and policies:

- State Environmental Planning Policy 71 (Coastal Protection)
- Wyong Local Environmental Plan 1991
- Development Control Plan 2005, Chapter 100 (Quality Housing)
- Development Control Plan 2005, Chapter 99 (Building Lines)
- Development Control Plan 2005, Chapter 67 (Engineering Requirements)
- Development Control Plan 2005, Chapter 69 (Waste Management)
- Flood Prone Land Development Policy F5
- NSW Flood Plain Development Manual
- Office of Environment and Health (DECCW) Floodplain Management Guidelines
- Council’s Interim Sea Level Rise Policy.

RELEVANT TECHNICAL DOCUMENTS

- The NSW Chief Scientist and Engineer's Report, April 2012 examines the science behind the NSW Sea Level Rise Planning Benchmarks. This Report includes the following relevant statement, which highlights the difficulties Council faces when assessing planning applications where sea level rise and flooding are issues:

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“A major barrier to efficient implementation of planning changes consequent on revised sea level projections relates to the ability to communicate the complexities of the issues in a form that is accessible to a broad audience. In particular communication of the likelihood of frequent revisions and refinements as more data becomes available and models improve, is vital. The broad audience for this communication includes local councils that need to implement policies and local communities and the general public who have to live with the impact of changed policies. The issues are highly complex, the debate among scientists is confusing and, given the long term nature of various aspects of sea level rise, it is difficult for people to appreciate the logic of early action and adaptation...The way the science has been used to date to determine benchmarks for sea level rise in NSW is adequate, in light of the evolving understanding of the complex issues surrounding future sea levels”

The Report recommends that a Technical Advisory Centre be established to assist local councils in interpreting and translating new scientific findings, and assist local council's to develop strategies, infrastructure planning and appropriate risk management activities related to sea level rise and associated impacts. To date no such Centre has been established.

- The Fourth Intergovernmental Panel on Climate Change (IPCC) Report, 2007 is the main reference to Sea Level Rise (“SLR”) projections both in Australia and internationally.
- Information on SLR both historical and projections can be obtained from the CSIRO Website [.http://www.cmar.csiro.au/sealevel/index.html](http://www.cmar.csiro.au/sealevel/index.html). The site has been designed to put in simple terms information on SLR and its causes. It also includes estimates of global and regional sea level, links to other web pages and data sets and a list of CSIRO publications.
- The NSW Sea Level Rise Policy Statement (“the 2009 Policy”) was published in October 2009 by the former NSW Government. The 2009 Policy includes the following statement:

“Sea level rise is an incremental process and will have medium- to long-term impacts. The best national and international projections of sea level rise along the NSW coast are for a rise relative to 1990 mean sea levels of 40 cm by 2050 and 90 cm by 2100”

- The 2009 Policy is referenced in subsequent planning policy documents, including:
 - The NSW Coastal Planning Guideline – Adapting to Sea Level Rise” of August 2010.
 - The “Flood Risk Management Guide” and “Coastal Risk Management Guide” published by the then NSW Department of Environment, Climate Change and Water (“DECCW”) in August 2010.
- In September 2012 the NSW Government announced that the 2009 Policy was no longer the policy of the NSW Government.

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- The NSW Government's Flood Prone Land Policy.
- The Floodplain Development Manual 2005 and associated technical and operation policy to aid councils in the management of flood risk.

ECOLOGICALLY SUSTAINABLE PRINCIPLES

The development, if approved, would not be consistent with the NSW Floodplain Development Manual, in particular:

- The Precautionary Principle – The NSW Floodplain Development Manual states that an allowance for predicted sea-level rise should be incorporated into the Flood Planning Level for development on Flood Prone Land. The Manual also states that any allowance for sea-level rise should not be incorporated into the freeboard allowance. Accurate scientific evidence detailing the full extent of predicted flood levels during extreme weather events as a result of climate change does not exist, however it is well known that significant flooding does occur in this locality.

The Precautionary Principle requires that *'where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation'*.

In terms of this application, there is a lack of full scientific certainty over the impacts of climate change on predicted localised flood levels over the life of the proposed development. The information relied upon in determining the flood planning levels within this report are consistent with the benchmarks previously endorsed by the NSW Government based on modelling carried out by IPCC and CSIRO.

Recently obtained legal advice from Local Government Legal states that *'where there is no credible regional or local assessment of SLR projections, we are of the view that adopting the Benchmarks previously endorsed by the NSW Government (which are based on IPCC and CSIRO modelling) would be likely to be consistent with the application of the Precautionary Principle and be considered to be a 'reasonable' response to address the risk of coastal hazards'*.

The proposal seeks the lower floor level of the dwelling at a height lower than the previously endorsed Benchmarks. Although the majority of the dwelling is above these benchmark levels, the proposal is considered to be inconsistent with the Precautionary Principle.

- Inter-generational equity – the proposal does not have regard for maintaining the quality of the environment for future generations. The lower floor level of the proposed dwelling would be highly vulnerable to risk of flooding which would potentially result in damage to the built environment.

Taking the above into consideration, although it is only the lower floor level of the dwelling that is proposed at a height lower than the previously endorsed benchmarks, the proposal is considered to be **inconsistent** with the Ecologically Sustainable Development (ESD) principles.

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ASSESSMENT

Having regard for the matters for consideration detailed in Section 79C of the EP& A Act 1979 and other statutory requirements, Council's policies and Section 149 Certificate details, the assessment has identified the following key issues, which are elaborated upon for Council's information. Any tables relating to plans or policies are provided as an attachment.

THE PROVISIONS OF RELEVANT INSTRUMENTS/PLANS/ POLICIES (s79C(1)(a)(i-iv): NSW Flood Plain Development Manual

The subject site is located within an existing high hazard flood area and the NSW Flood Plain Development Manual ('The Manual') requires that a safe (i.e. low hazard flooding) escape route be available for the residents.

It is considered that ground and upper floor levels of this development which are above RL of 3.60m AHD would provide a safe harbourage and sufficient opportunity for residents to remain in the dwelling during a flood event or alternatively to enable rescue. However, this safe harbourage may potentially be for longer periods than currently experienced and residents would be without water, telephone, power or sewerage servicing during this time.

The Manual further provides that a 0.5m freeboard is adopted for general residential development to provide a factor of safety ensuring that the risk exposure selected is accommodated. This freeboard includes a component related to climate change impacts on flood levels in both coastal and non-coastal areas and for a wide variation in sensitivity of estimated design flood levels as well as other unquantified factors such as wind-wave impacts.

The freeboard provides only a relatively small allowance to accommodate some of the projected increases in rainfall intensity of flood-producing storm events associated with climate change, which has currently not been accurately quantified or included with the SLR projections. The manual's small allowance for climate change in the 0.5m freeboard figure should be considered to only address some of the uncertainty associated with estimating climate change impacts and as such should not be used to allow for SLR impacts, which should be quantified and applied separately. The State Government Floodplain Management Guideline (2010) clarifies that SLR allowance must be included on top of freeboard.

Although it is only the lower floor level that is below the projected sea level rise benchmarks, taking the above into consideration, the proposal is inconsistent with the requirements of the NSW Flood Plain Development Manual.

State Environmental Planning Policy 71 (Coastal Protection)

The provisions of State Environmental Planning Policy (SEPP) No 71 - Coastal Protection requires Council to consider the Aims and Objectives of the SEPP together with the matters for consideration listed in Clause 8 of the SEPP when determining an application within the Coastal Zone. The Coastal Zone is an area defined on maps issued by the Department of Planning and Infrastructure (DoPI) NSW with the subject property falling within this zone.

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8 Matters for consideration

The matters for consideration are the following:

- “(a) the aims of this Policy set out in clause 2,*
- (b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,*
- (c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,*
- (d) the suitability of development given its type, location and design and its relationship with the surrounding area,*
- (e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,*
- (f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,*
- (g) measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats,*
- (h) measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats*
- (i) existing wildlife corridors and the impact of development on these corridors,*
- (j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,*
- (k) measures to reduce the potential for conflict between land-based and water-based coastal activities,*
- (l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,*
- (m) likely impacts of development on the water quality of coastal waterbodies,*
- (n) the conservation and preservation of items of heritage, archaeological or historic significance,*
- (o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,*
- (p) only in cases in which a development application in relation to proposed development is determined:*
 - (i) the cumulative impacts of the proposed development on the environment, and*
 - (ii) measures to ensure that water and energy usage by the proposed development is efficient.”*

Note. Clause 92 of the Environmental Planning and Assessment Regulation 2000 requires the Government Coastal Policy (as defined in that clause) to be taken into consideration by a consent authority when determining development applications in the local government areas identified in that clause or on land to which the Government Coastal Policy applies.

The aims of the policy are:

- “(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and*

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- (b) *to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (c) *to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (d) *to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- (e) *to ensure that the visual amenity of the coast is protected, and*
- (f) *to protect and preserve beach environments and beach amenity, and*
- (g) *to protect and preserve native coastal vegetation, and*
- (h) *to protect and preserve the marine environment of New South Wales, and*
- (i) *to protect and preserve rock platforms, and*
- (j) *to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the Protection of the Environment Administration Act 1991), and*
- (k) *to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and*
- (l) *to encourage a strategic approach to coastal management.”*

The development is not considered to be consistent with objective (j) due to the proposal not being ecologically sustainable and (l) due to insufficient consideration with regard to coastal management. Furthermore, the matters listed under Clause 8 have been considered with the proposal being generally compliant, with the exception of Clauses 8(a) due to its inconsistency with the abovementioned objectives and (j) due to the likely impact of the development on the coastal processes.

Taking the above into consideration, the proposal is inconsistent with the requirements of SEPP 71 (Coastal Protection).

Flood Prone Land Development Policy F5

The FPL, without SLR benchmarks, for the site under Council's Flood Prone Land Development Policy is set at 1% AEP Lake flood = 2.2m AHD + 0.5m (freeboard) = 2.7m AHD.

The application proposes the lower ground floor habitable floor levels of 2.7m AHD and therefore meets this requirement.

Chapter 99 Building Lines

As the road is a category C road, this chapter requires garages to be setback 6.0 metres from the street and walls of the dwelling to achieve a 4.5 metre setback. In this case the garage is proposed at a 5.0 metre setback and the entry porch is at a 4.0 metre setback.

The variations have been applied for so that the dwelling can comply with the 20 metre foreshore building line at the rear of the property. In this regard the proposal initially complied with the street setbacks but was encroaching into the 20 metre fsbl. As a consequence an objection was received from the adjoining landowner which resulted in the current design modification.

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The porch that encroaches into the 4.5 metre building line is an open structure and is only 2.2 metres in width. The garage is a double garage and so complies with the off street car parking requirements of Chapter 100 Quality Housing. The 5 metre setback also permits vehicles to park in front of the garage without encroaching onto the footpath which meets an objective of this chapter.

In this street there are numerous variations to the standard building lines including the adjoining property to the north. The modern two storey dwelling would enhance the appearance of streetscape and would not impact upon the amenity of the adjoining properties.

Under these circumstances it is considered that the variations to the chapter are justified.

THE LIKELY IMPACTS OF THE DEVELOPMENT (s79C(1)(b)):

The relationship to the regional and local context and setting

The proposed development is considered acceptable in its appearance and in relation to the scale and massing of existing built structures in the immediate area. The development is domestic in scale and the proposed external materials and finishes are acceptable.

The proposal does not meet the required FPL of 2.7m plus 0.9m Sea Level Rise (3.6m AHD). If floor levels were raised to comply with this level, the lower floor level of the dwelling would sit approximately 1.5 metres above natural ground level. It is considered that appropriate design mitigation methods could be employed to eliminate any amenity concerns should a further application be lodged incorporating a finished floor level of 3.6m AHD.

The access, transport and traffic management measures

The current gutter crossing access will be utilised.

The impact on utilities supply.

No issues to report under existing conditions.

Any effect on the conservation of soils or acid sulphate soils.

The site is identified as having Acid Sulphate Soils Planning Map. In accordance with Wyong LEP Clause 15, an Acid Sulphate Management Plan has been submitted to address this constraint. Under these circumstances this constraint has been adequately addressed.

Any effect on the flora and fauna.

There will be no trees or fauna removed from the site as part of this application.

Whether the development will be energy efficient.

A BASIX certificate has been submitted as part of this application.

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Any risks from natural hazards (flooding, tidal inundation, bushfire, subsidence, slip etc).

Flooding

The NSW Coastal Planning Guideline - Adapting to Sea Level Rise (DOP 2009) provides detail about the consideration of flooding and SLR information in land use planning and development assessment. It is noted that this document remains current.

The subject application is contrary to the principles within the NSW Coastal Planning Guideline including:

- Avoid intensification of land use in coastal risk areas;
- Minimising exposure to coastal risks for proposed development in coastal areas;
- Implementing appropriate management responses and adaptation strategies, with consideration for environmental, social and economic impacts.

The subject site is recognised as being flood affected by Tuggerah Lake. The current designated Tuggerah Lake 1% AEP for the site is 2.2m AHD, with a FPL of 2.7m AHD being the inclusion of a 500mm freeboard requirement.

In relation to the Tuggerah Lake 1% AEP the following is considered:

Incorporating the State Government Chief Scientist's recommended flood planning benchmark for the year 2100 of 0.9m for the proposed development, the 1% AEP increases to 3.1m AHD with a FPL of 3.6m AHD being the inclusion of a 500mm freeboard requirement.

Taking the above into consideration, the proposal is inconsistent with the principles within the NSW Coastal Planning Guideline titled 'Adapting to Sea Level Rise'.

In terms of legal risk, if Council chooses to not take into account the climate change considerations contained within the NSW Flood Plain Development Manual or the Coastline Management Manual, both which consider climate change (and remain current), it may be unable to establish "good faith" in accordance with the defences provided by Section 733 of the *Local Government Act, 1993*. Council may also lose its protection under the *Civil Liability Act*.

In times of flood, the Electricity Authority may be required to shut down the network in the flood areas where sewer pump stations are located due to inundation of flood waters.

The NSW Department of Health considers all flood waters as potentially contaminated and may contain untreated sewage. They advise that all unnecessary contact with flood waters should be avoided and children should be kept away from flood waters. This is pertinent to the safe evacuation of residents particularly children in deeper flood waters.

Any social impact in the locality.

The approval of the proposal could potentially make both people and property vulnerable to flooding events as although there would be a safe harbourage it could result in failed attempts to escape from the area during peak flood periods resulting in potential risk to lives.

Any economic impact in the locality.

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The proposed development is considered likely to have negative economic impacts if it were to be approved by Council as a result of reliance on emergency services personnel to assist occupants in the event of a flood, in rectifying flood damaged property, and placing greater demands on surrounding services and infrastructure in this locality.

Any impact of site design and internal design.

The site design is not considered appropriate in terms of the finished floor levels for the lower level habitable rooms as they fail to take into account any SLR planning. This would result in a development that would be subject to inundation to above the lower floor level should sea level rise eventuate.

Any cumulative impacts.

Allowing the proposed development contrary to the State Government Chief Scientist's recommended flood planning benchmarks would contravene Council's obligation to consider certain matters as specified in Section 79C of the Act, including the likely impacts of the development and the public interest.

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT (s79C(1)(c)):

Whether the proposal fits in the locality.

As outlined earlier in this report, the proposed development is not considered suitable for the site given that the proposed lower floor level would not adequately address SLR.

Whether the site attributes are conducive to development.

As mentioned above, the low lying nature of the site creates the potential for frequent future flooding with greater impacts due to projected SLR. Under these circumstances, the proposed lower floor level is not conducive to development.

ANY SUBMISSION MADE IN ACCORDANCE WITH THIS ACT OR REGULATIONS (s79C(1)(d)):

Any submission from the public.

The application was advertised in accordance with DCP 2005 Chapter 70 - Notification of Development Proposals with one submission being received. This submission related to the original proposal and subsequently the development has been redesigned to address the objector's concern.

The amended proposal was readvertised and no objections have been received.

Doc. No	Summary of Issues	Response
D03313022	The proposed dwelling encroaches into the 20 metre foreshore building line and consequently impacts upon the amenity of the objector's property.	The original proposal has been redesigned to comply with the 20 metre foreshore building line to address the objector's concerns.

Any submission from public authorities.

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Nil

THE PUBLIC INTEREST (s79C(1)(e)):

Any Federal, State and Local Government interests and community interests.

The information currently available to Council indicates that the site will likely be inundated if a designated flood event (1%AEP) occurs during the life of the proposed development. The information relied upon to make this prediction includes Council's flood studies and the State Government Chief Scientist's recommended SLR planning benchmarks.

Having assessed the proposal in accordance with Council's Flood Prone Land Development Policy, the NSW Floodplain Development Manual and the projected flood level increase of 900mm by 2100; the development is not considered suitable for the site.

OTHER MATTERS FOR CONSIDERATION

Section 94a contributions are applicable to this development.

CONCLUSION

The proposal has been assessed having regard to the matters detailed within Section 79C of the EP&A Act 1979. The minor variations to the street boundary setback are justified in this instance due to the precedents in the vicinity and to maintain the 20m fsbl.

The approval of the development at with the lower floor level of 2.7m AHD does not have consideration to SLR projections. Although this is only a small portion of the overall floor area of the dwelling it is not justified and under these circumstances the application is recommended for refusal.

ATTACHMENTS

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| 1 | Draft Reasons for Refusal | D03434124 |
| 2 | Draft Conditions of Approval | D03412170 |
| 3 | Development Plans | D03412301 |

DRAFT REASONS FOR REFUSAL – DA/160/2013 - 147 The Corso, GOROKAN

- 1 Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal is inconsistent with Clause 2 of State Environmental Planning Policy 71 (Coastal Protection) in the following manner:
 - a The proposed development fails to satisfy Aim 2(1)(j) in that it does not accord with the precautionary principle by proposing to site a dwelling in a flood area without regard to sea level rise projections.
- 2 Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal is inconsistent with Clause 8 “Matters for consideration” of State Environmental Planning Policy 71 (Coastal Protection) in the following manner:
 - a The proposed development fails to satisfy Matters for consideration 8 (a) because it does not satisfy Aims 2(1)(j), as explained in 1 above.
- 3 Pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal is inconsistent with Wyong Local Environmental Plan 1991 Clause 2(g)(ii) because the proposed development seeks to locate a dwelling house in a flood prone area without achieving the flood planning level minimum floor height with regard to sea level rise projections.
- 4 Pursuant to Section 79C (1)(b) of the Environmental Planning and Assessment Act, 1979 the development is at risk of flooding should sea level rise projections eventuate and consequently would have a negative social and economic impact; does not respond to the specific site attributes and would contribute to the cumulative adverse impact on the environment by way of its unsuitable design for flood prone land.
- 5 Pursuant to Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979 the proposal is not considered to be in the public interest given it does not adequately consider the impacts of flooding should sea level rise projections eventuate, including the potential damage to the structure and the potential danger to future occupants and rescuers, and the development would set an undesirable precedent for the future.

PROPOSED CONDITIONS – DA/ 160/2013 - 147 The Corso, Gorokan

- 1 The development taking place in accordance with the approved development plans reference number 1265 Sheets 1 to 7 prepared by Montgomery Homes dated 14-05-2013 except as modified by any conditions of this consent, and any amendments in red.

Certificates – Application and Approval

- 2 A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the Environmental Planning and Assessment Regulation 2000.

Prior to Release of Construction Certificate:

The following conditions must be satisfied prior to the release of the Construction Certificate. Conditions may require the submission of additional information with the Construction Certificate Application. Applicants should also familiarise themselves with conditions in subsequent sections and provide plans in accordance with any design requirements contained therein.

Contribution Payment Requirements

- 3 Prior to the issue of a Construction Certificate, the payment to Council of contributions (as contained in the attached Schedule) under Section 94 of the Environmental Planning and Assessment Act 1979 and Council's Section 94 and Section 94A Contribution Plan. Council's contributions are adjusted on the first day of February, May, August and November. The amount of the contributions will be adjusted to the amount applicable at the date of payment.

Prior to Commencement of Works:

The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.

Demolition Requirements

- 4 Prior to the demolition of existing structures on site, all existing site services are to be disconnected, sealed and made safe. The sewer and water service is to be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector certifying that the works have been undertaken to the satisfaction of Council as the Water and Sewer Authority. Thiess Service's Customer Service Centre are also to be contacted on telephone number 1300 126 278 to arrange for the collection of the garbage bins.

- 5 Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work, must be undertaken by a person who carries on a business of such removal work in accordance with a licence issued under the provisions of Clause 318 of the *Occupational Health and Safety Regulation 2001*.
- The person having the benefit of the consent must provide the Principal Certifying Authority with a copy of a signed contract before any development pursuant to the consent commences.
 - Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed and if so, must specify the landfill site (that may lawfully receive asbestos) to which the material is to be delivered for disposal.

Erosion and Sediment Control Requirements

- 6 Prior to works associated with the development commencing, soil erosion and sediment controls measures are to be provided on the development site in accordance with Council's Policy E1 - Erosion and Sediment Control from Building Sites and Development Control Plan 2005, Chapter 67 – *Engineering Requirements for Development* and the approved development plans.
- 7 Prior to works associated with the development commencing, a single all-weather hardstand access, extending from the kerb and gutter/edge of bitumen to the building under construction, is to be installed in order to provide appropriate access to the site during periods of inclement weather.
- 8 Prior to works associated with the development commencing, an appropriate sign to promote the awareness and importance of the maintenance of on-site sediment control techniques is to be provided on the most prominent sediment fence or erosion control device within the development site, for the duration of the project.

Home Building Act Requirements

- 9 Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless Council, as the Principal Certifying Authority for the development to which the work relates, has been furnished with the following information:

In the case of work to be done by the holder of a contractor licence under that Act:

- the name and licence number of the contractor; and
- A copy of the Home Owner Warranty Insurance.

In the case of work to be done by the holder of an owner-builder permit under that Act:

- A copy of the Owner Builder's Permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified above becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Roads - Preconstruction Requirements

- 10 Prior to works associated with development commencing, a dilapidation report must be prepared and submitted to Council as the Roads Authority. The required dilapidation report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, water supply, sewer works, street trees, street signs or any other Council assets in the vicinity of the development. **Note:** The report will be used by Council to determine the extent of damage arising from site and construction works.

Site Requirements

- 11 Prior to works associated with the development commencing, the Principal Contractor (or Owner/Builder) is to erect a suitable sign in a prominent position on the development site (not attached to any tree) identifying the name, address and telephone number of the Principal Certifying Authority (PCA) for the work, the name, address and telephone number (including a number for outside of business hours) of the Principal Contractor for the work (or Owner/Builder) and stating that unauthorised entry to the site is prohibited. The required sign is to be maintained for the duration of works associated with the development. Appropriate signs can be collected from Council's Customer Service Centre, where Council is the nominated Principal Certifying Authority with respect to the development.
- 12 Prior to works associated with the development commencing, suitable toilet facilities must be available or be provided upon the development site, with the required toilet facility(s) maintained until development works are completed at a ratio of one (1) toilet plus one (1) additional toilet for every twenty (20) persons employed at the site. Each toilet must:
 - be a standard flushing toilet connected to a public sewer system; or
 - have an on-site effluent disposal system approved under the Local Government Act 1993, or be a temporary chemical closet approved under the Local Government Act 1993, supplied by a suitably licensed contractor.
- 13 Prior to works associated with the development commencing, a suitable metal waste skip (with self-closing lid or secure covering) or lined mesh steel cage(s) is to be provided upon the development site for the duration of the construction phase of the development in accordance with the requirements of Development Control Plan 2005, Chapter 100 – Quality Housing. The required waste receptacle is to be suitably emptied at appropriate times during the construction phase of the development.

- 14 Prior to works associated with the development commencing, a suitable hoarding or safety fence between the work site and the public place is to be provided in accordance with Work Cover Authority requirements. The required hoarding/fencing is to remain in place during the construction phase of the development. Should the hoarding/fencing be required to be provided within the road reserve area, approval from Council under the Roads Act as the Roads Authority is required to be obtained prior to its erection.
- 15 Prior to works associated with the development commencing, it is the builder's responsibility to confirm the location and depth of the sewer main and connection point in relation to the floor level, to ensure that appropriate connection to the sewer can be achieved.
- 16 Prior to works associated with the development commencing, where any excavation is proposed in proximity to existing gas and/or electricity networks, the developer is advised to notify '*Dial Before You Dig*' of the time and place of work no more than thirty (30) days before the work commences. The developer must satisfy any requirements as set by the network operators in carrying out excavation works.

During Construction Works:

The following conditions must be satisfied during construction works.

Erosion and Sediment Control - Construction Requirements

- 17 Sand and other materials associated with the construction of the development that could potentially be washed off the site during rain periods, are to be stored behind a suitable sediment control barrier.
- 18 All sediment and erosion control devices provided with respect to the development are to be periodically cleaned and maintained in an effective state for the duration of works. On the spot fines for non-compliance with this requirement may be issued under the provisions of the *Protection of Environment Operations Act, 2000*.

Site Requirements

- 19 Construction or demolition works involved with the development may only be carried out between the hours of 7.00 am and 5.00 pm Monday to Saturday with no construction or demolition works associated with the development permitted to be carried out at any time on a Sunday or a public holiday.

- 20 During the construction phase of the development, all building materials, plant and equipment must be placed on the site of the development in order to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure.
- 21 During the construction phase of the development, downpipes and the associated stormwater disposal system is to be suitably connected to the site stormwater connection point immediately after the roof materials are positioned in order to prevent erosion of the site from roof water run off. The Principal Certifying Authority for the development will not issue a compliance certificate for framing unless connection of the site stormwater (or temporary system) has occurred.

Flooding - Construction Requirements

- 22 The minimum floor level of all habitable rooms is to be RL 2.85 metres AHD. Certification from a Registered Surveyor confirming that the minimum floor levels have been achieved must be submitted to the Principal Certifying Authority when the dwelling reaches floor level stage. **Note:** Framework associated with the building is not to be erected until such time as the floor level certification is received.

Prior to Release of Occupation Certificate:

The following conditions must be satisfied prior to the release of an Occupation Certificate.

Dilapidation Rectification Requirements

- 23 Prior to the issue of an Occupation Certificate, any damage not shown in the Dilapidation Report submitted to and approved by the Principal Certifying Authority prior to site works commencing, will be assumed to have been caused as a result of the site works undertaken with respect to the development and must be rectified at the applicant's expense.

Vehicle Access and Parking – Compliance Requirements

- 24 Prior to the issue of a Final Occupation Certificate, a suitable non-slip finish driveway access with a decorative finish, is to be constructed in the location as shown on the approved development plans.

Water and Sewer Services/Infrastructure – Compliance Requirements

- 25 The obtaining of a Section 307 Certificate of Compliance under the Water Management Act 2000 for water and sewer requirements for the development from Wyong Shire Council as the Water Supply Authority prior to issue of the Subdivision/Occupation Certificate. All works for the development must be approved by Council prior to the issue of a Certificate of Compliance.

Ongoing Operation:

The following conditions must be satisfied during use / occupation of the development.

No Conditions

SCHEDULE OF CONTRIBUTIONS

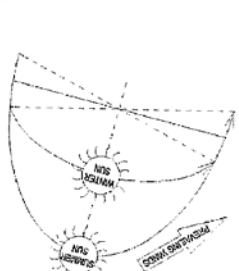
Section 94A Levy

\$2,933.00

COPYRIGHT © All copyright design remains the property of Montgomery Homes Pty Ltd and any attempt to copy or make a part in these plans without consent will result in legal action against the user only.		
SITE PLAN LEGEND		
MARK	DESCRIPTION	
	SURVEY BENCHMARK	
	WATER BOX	
	EXTERNAL TIP POSITION	
	APPROXIMATE METER LOCATION	
	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION COMMENCE	
SOIL CLASSIFICATION: M/J/P		
WIND MANAGEMENT TABLE		
WIND DIRECTION	WIND SPEED (km/h)	WIND MANAGEMENT ACTION
185.0	25.5	FALLED TO WIND PROTECTION TROUGH
205.0	20.0	
TOTAL: 20.0		
NOTE: ALL TAPWATER, SHOWERS AND TOILETS TO BE A-HA RATED NOTE: NOT WATER SYSTEM TO BE MAINDAMAGED STAFFS BUREAU RATING NOTE: PROPOSED DOWNHILL BY OWNER WATER TANK - 1 x 3000 LITRE (2x 1500 LITRE) x 1.4m HIGH - SEPARATE WATER LINES (PEPPING TO ALL TOILETS, WASHING MACHINE & HANDYDIP)		
1	RE-ASSURE TO COUNCIL	14/01/2013
2	ISSUE TO ARCHITECT & ENGINEER	20/01/2013
3	ISSUE TO SALES	18/02/2013
4	ISSUE TO SALES	18/02/2013
Note: Description: Disk		
The Stopping Site Specialists MONTGOMERY HOMES NEWCASTLE CENTRAL COAST SYDNEY 471 Pacific Highway, Durrigui House Newcastle NSW 1600 Ph: (02) 4951 4441 Fax: (02) 8815 6100 Mail to: PO Box 453, Brimley NSW 2201 Website: www.montgomeryhomes.com.au		
Client Name: McINTYRE S & L 508 MCGILL PROPOSED RESIDENCE Lot 507 No. 147 The Corso GOROKAN Design: The CAROLINA 1 - 247 - Executive - 2012 Date: MS 14/05/2013 Job No: 71 Rev: A1 of 7 3 DO NOT SCALE DRAWING		

COUNCIL PLANS NOT FOR CONSTRUCTION

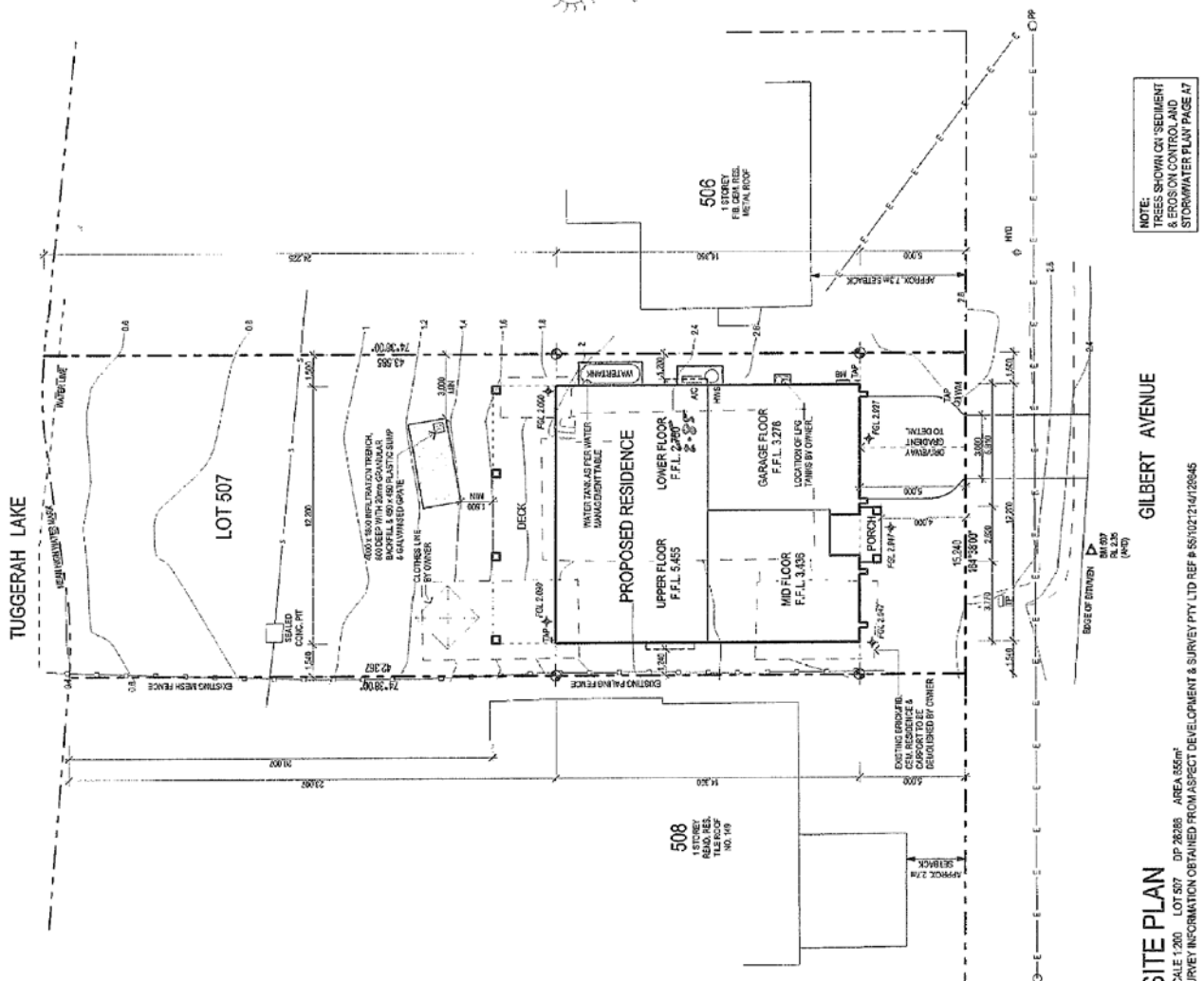
Date: _____
 Signed by owner: _____



SITE ANALYSIS

NOTE: DEMOLITION BY OWNER:
 THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, EXISTING DRIVEWAY, EXISTING GARBAGE & DISPOSABLES COLLECTION SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

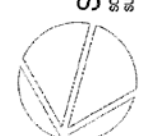
EXCAVATION VOLUMES:	= 0.3m³
CUT VOLUME:	= 73.6m³
ACTUAL FILL VOLUME:	= 63.2m³
SEMI COMPACTED FILL VOLUME (ACTUAL FILL VOLUME x 0.754)	= 47.6m³
APPROXIMATE AMOUNT TO BE DELIVERED TO SITE:	62.2m³ OR 138.28 TONNE
NOTE: VOLUMES MAY VARY SUBSTANTIALLY DEPENDENT ON THE SOIL TYPE, DENSITY AND MOISTURE CONTENT OF IT.	



NOTE:
 TREES SHOWN ON 'SEDIMENT & EROSION CONTROL AND STORMWATER PLAN PAGE A7'

SITE PLAN
 SCALE 1:200 LOT 507
 SURVEY INFORMATION OBTAINED FROM ASPECT DEVELOPMENT & SURVEY PTY LTD REF # 551021214/12545

GILBERT AVENUE



COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____
Signed by: _____

FLOOR PLAN / ELEVATION LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
AA	WINDOBS & DOORS	AC	APPROXIMATE FINISH
AB	DOUBLE HUNG WINDOW	AD	CONTROL JOINT
AD	BEHIND DOORS	AE	CONTROL JOINT
AE	SURFACE FINISH WINDOW	AF	CONTROL JOINT
AS	SLIDING WINDOW	AG	CONTROL JOINT
ASD	SLIDING DOOR	AH	CONTROL JOINT
ASD	SLIDING GLASS DOOR	AI	CONTROL JOINT
ASD	CONCRETE GLASS	AJ	CONTROL JOINT
PA	PAINT	AK	CONTROL JOINT
PA	PAINT	AL	CONTROL JOINT
PA	PAINT	AM	CONTROL JOINT
PA	PAINT	AN	CONTROL JOINT
PA	PAINT	AO	CONTROL JOINT
PA	PAINT	AP	CONTROL JOINT
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NOTE: WET AREAS
FOR ALL WET AREA DETAILS AND DIMENSIONS REFER TO DETAILS PAGE ELECTRICAL:
SEE DETAILS PAGE FOR FLASHING, PLUMBING AND ELECTRICAL SPECIFICATIONS.

NOTES:
- VERIFY RESISTANT TO FRAMING AND TRUSSES.
- H2 TERMINATE TREATED SHEET FLOORING (IF APPLICABLE)

NOTE:
SQUARE SET CEILING TO BATHROOM & ENSUITE ONLY

MONTGOMERY HOMES
The Stopping Site Specialists

NEWCASTLE
471 Pacific Highway,
Dunedin NSW 2200
Ph: (02) 4355 4022
Fax: (02) 4355 4022
Website: www.montgomeryhomes.com.au

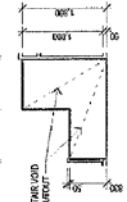
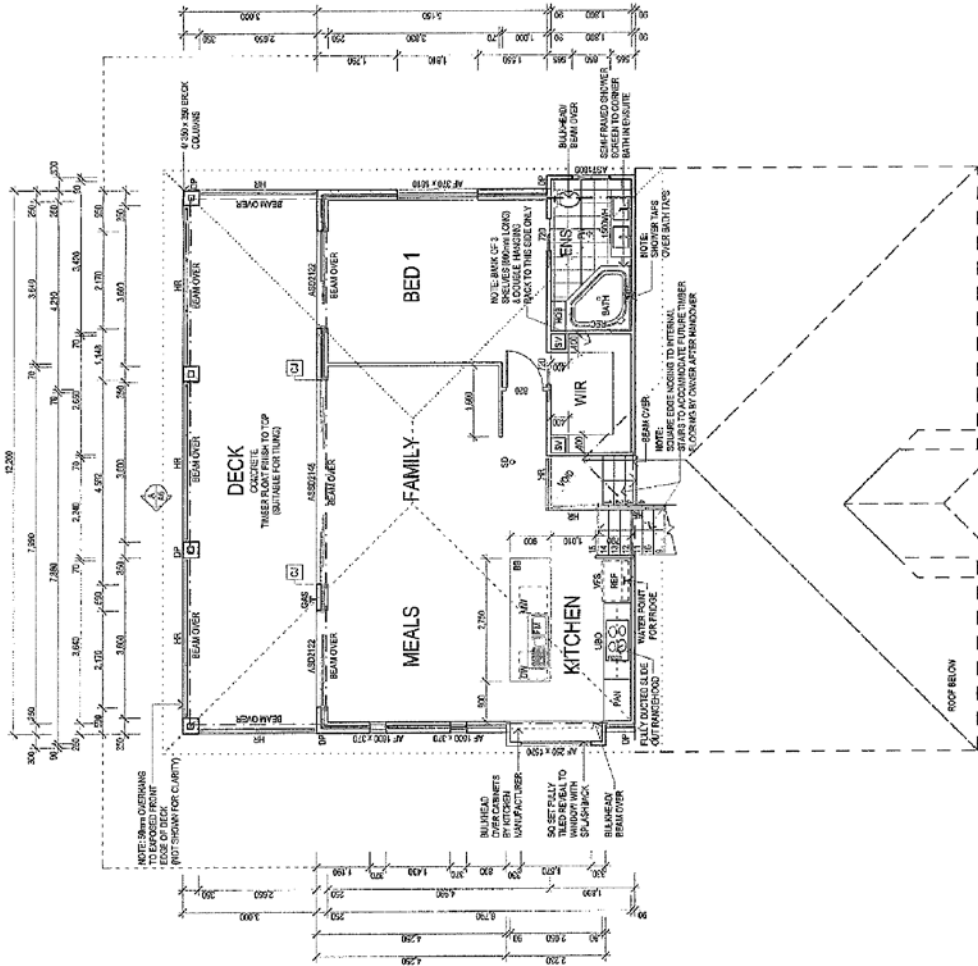
SYDNEY
Dugay House
150 Dugay Street
Ph: (02) 4355 4022
Fax: (02) 4355 4022
Website: www.montgomeryhomes.com.au

McINTYRE S & L
PROPOSED RESIDENCE
Lot 507 No. 147 The Corso
GOROKAN

Design: Ithra CAROLINA 1 - 247 - Executive - 2012

Drawn:	Size:	Package:
MD	M5	14/06/2013
Job No:	Task No:	Day No:
1265	71	A2 of 7
Revision:		
3		

DO NOT SCALE DRAWING



UPPER FLOOR
STAIR VOID CUTOUT

UPPER FLOOR PLAN
SCALE 1:100

COUNCIL PLANS
 NOT FOR CONSTRUCTION

Date: _____
 Signed by owner: _____

MARK	DESCRIPTION	MARK	DESCRIPTION
GENERAL			
BB	BREAKFAST BAR	WB	WINDOWS & DOORS
CB	CONTRIBUTOR	WB	WINDOWS
DB	DOOR	WB	WINDOWS
EB	EXTERIOR	WB	WINDOWS
FB	FLOOR	WB	WINDOWS
GB	GARAGE	WB	WINDOWS
HB	HALL	WB	WINDOWS
IB	INTERIOR	WB	WINDOWS
JB	JOB	WB	WINDOWS
KB	KITCHEN	WB	WINDOWS
LB	LIVING	WB	WINDOWS
MB	MATERIAL	WB	WINDOWS
NB	NOTED	WB	WINDOWS
OB	OTHER	WB	WINDOWS
PB	PLUMBING	WB	WINDOWS
QB	QUALITY	WB	WINDOWS
RB	REVISION	WB	WINDOWS
SB	STRUCTURE	WB	WINDOWS
TB	TERRACE	WB	WINDOWS
UB	UNIT	WB	WINDOWS
VB	VEHICLE	WB	WINDOWS
WB	WALL	WB	WINDOWS
XB	EXTERIOR	WB	WINDOWS
YB	YIELD	WB	WINDOWS
ZB	ZONING	WB	WINDOWS

MARK	DESCRIPTION	MARK	DESCRIPTION
AA	ALUMINUM	AA	ALUMINUM
AB	ALUMINUM	AB	ALUMINUM
AC	ALUMINUM	AC	ALUMINUM
AD	ALUMINUM	AD	ALUMINUM
AE	ALUMINUM	AE	ALUMINUM
AF	ALUMINUM	AF	ALUMINUM
AG	ALUMINUM	AG	ALUMINUM
AH	ALUMINUM	AH	ALUMINUM
AI	ALUMINUM	AI	ALUMINUM
AJ	ALUMINUM	AJ	ALUMINUM
AK	ALUMINUM	AK	ALUMINUM
AL	ALUMINUM	AL	ALUMINUM
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AQ	ALUMINUM	AQ	ALUMINUM
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AS	ALUMINUM	AS	ALUMINUM
AT	ALUMINUM	AT	ALUMINUM
AU	ALUMINUM	AU	ALUMINUM
AV	ALUMINUM	AV	ALUMINUM
AW	ALUMINUM	AW	ALUMINUM
AX	ALUMINUM	AX	ALUMINUM
AY	ALUMINUM	AY	ALUMINUM
AZ	ALUMINUM	AZ	ALUMINUM

MARK	DESCRIPTION	MARK	DESCRIPTION
BA	BATH	BA	BATH
BB	BATH	BB	BATH
BC	BATH	BC	BATH
BD	BATH	BD	BATH
BE	BATH	BE	BATH
BF	BATH	BF	BATH
BG	BATH	BG	BATH
BH	BATH	BH	BATH
BI	BATH	BI	BATH
BJ	BATH	BJ	BATH
BK	BATH	BK	BATH
BL	BATH	BL	BATH
BM	BATH	BM	BATH
BN	BATH	BN	BATH
BO	BATH	BO	BATH
BP	BATH	BP	BATH
BQ	BATH	BQ	BATH
BR	BATH	BR	BATH
BS	BATH	BS	BATH
BT	BATH	BT	BATH
BU	BATH	BU	BATH
BV	BATH	BV	BATH
BW	BATH	BW	BATH
BX	BATH	BX	BATH
BY	BATH	BY	BATH
BZ	BATH	BZ	BATH

MONTGOMERY HOMES
 The Sloping Site Specialists

NEWCASTLE
 41 Pacific Highway,
 Newcastle NSW 1590
 Ph: (02) 4953 4000
 Fax: (02) 4953 4002

SYDNEY
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 120 Dugay Street,
 Sydney NSW 1585
 Ph: (02) 4953 4040
 Fax: (02) 4953 4002

Website: www.montgomeryhomes.com.au

McINTYRE S & L
 128 MARKET
PROPOSED RESIDENCE
 Lot 507 No. 147 The Corso
GOROKAN

Client:	Site:	Project Name:
McIntyre S & L	14/05/2013	Proposed Residence
Drawn by:	Scale:	Sheet No.:
1:250	A3 of 7	3

NOTE: WET AREAS
 FOR ALL WET AREAS DETAILS AND DIMENSIONS REFER TO DETAILS PAGE

NOTE: ELECTRICAL
 SEE DETAILS PAGE FOR FLASHING, PLUMBING AND ELECTRICAL SPECIFICATIONS.

NOTE:
 - TERMITE RESISTANT T2 FRAMING AND TRUSSES.
 - R2 TERMITE TREATED SHEET FLOORING (IF APPLICABLE)

NOTE:
 SQUARE SET CEILING TO BATHROOM & ENSUITE ONLY



MID / LOWER FLOOR PLAN
 SCALE 1:50

COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____
Signed by: _____

MARK	DESCRIPTION	MARK	LEGEND
BB	GENERAL	TT	TRIMWORK & DOORS
AA	BREAKFAST BAR	AD	DOUBLE HUNG WINDOW
AD	CONTROL JOINT	AV	DOUBLE HUNG WINDOW
DO	OUTDOOR	AW	DOUBLE HUNG WINDOW
DW	DISHWASHER	AS	SLIDING WINDOW
FN	FRIDGE	SD	SLIDING DOOR
ISZ	FREE STANDING OVEN	OSB	OSB SHEATHING
FW	FLOOR WASTE	PLD	PANEL LIFT DOOR
LW	LOW WALL	SAL	SASH LOCK
MY	MICROWAVE CUPBOARD	EX	EXTERNAL
FD	FRONT DOOR (GATED)	AVC	AIR CONDITIONING UNIT
REB	RAISED BREAKFAST BAR	CJ	CONTROL JOINT
REC	SQUARE SET RECESS	CJ	CONTROL JOINT
REF	REFRIGERATOR	OP	DOWNPIPE
FLW	FLUSH LOW WALL	FC	FINISHED CEILING LEVEL
SD	SLIDING DOOR (SHOWER)	FDL	FINISHED FLOOR LEVEL
SS	SPACE SAVING (SHOWER)	FDL	FINISHED FLOOR LEVEL
SV	SERVICE VOID	HR	HANDRAIL
UDC	UNUSED REINFORCEMENT	HS	METER BOX
VS	VENTILATED PRINCIPLE SPACE	OB	OBSCURE GLASS
WH	WALL-HUNG	PLD	PANEL LIFT DOOR
WM	WASHING MACHINE	RS	ROOF SHEATHING
WO	WALL OVEN	ES	ENCLAVE
		UR	UNDERCLOSET
		WC	WATER CLOSET
		WL	WALL IN LINEN
		WV	WALL IN VOID

ELEVATION NOTES:
LEVEL OF EXTERNAL FINISH
EXTERNAL CLADDING... INTERIOR OVER BRICKWORK
ROOF CLADDING... COLORBOND ROOF SHEETING

PLEASE NOTE:
SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GRADE OF BRICKWORK.

Issue	Description	Date
1	RE-ISSUE TO COUNCIL	16/05/2013
2	ISSUE TO BLANK & ENGINEER	26/01/2013
1	ISSUE TO SALES	18/2/2013

MONTGOMERY HOMES
The Sloping Site Specialists

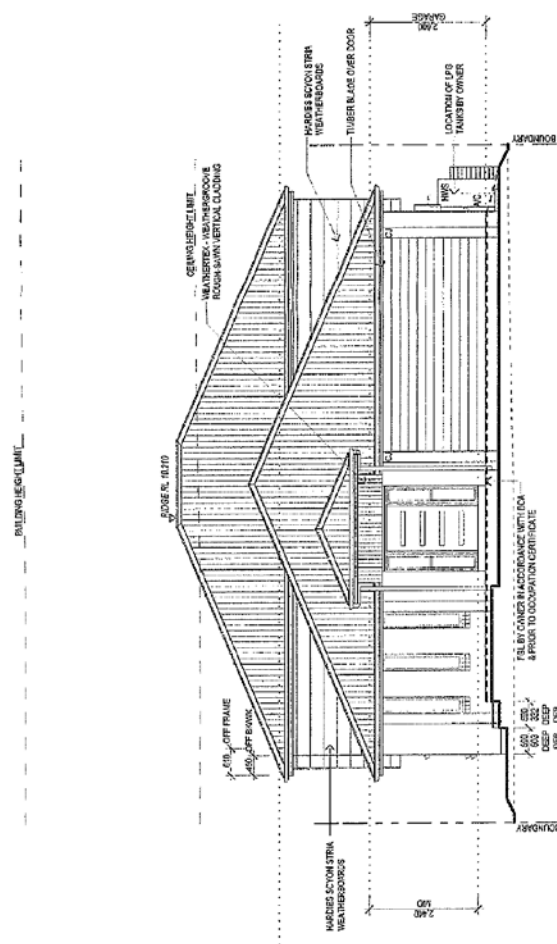
NEWCASTLE CENTRAL COAST STRIVEY
41 Pacific Highway, Dugay House
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Ph: (02) 495 4000 Fax: (02) 495 4002 Ph: (02) 495 5400

McINTYRE S & L
103 SERRILL
PROPOSED RESIDENCE
Lot 507 No. 147 The Corso
GOROKAN

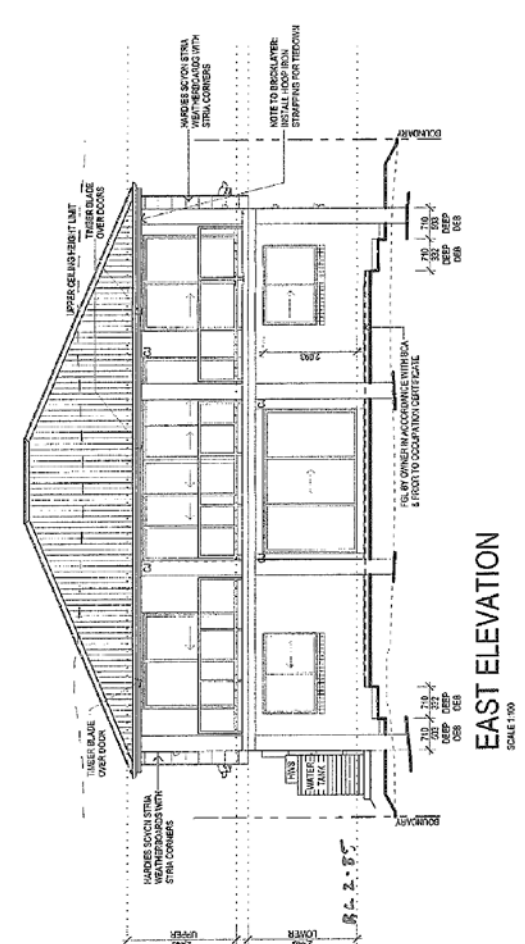
Design: the CAROLINA 1-247-Executive-2012

Client: MS
Site: 14/05/2013
MD
Job No: 1265
Draw No: 71
Drawn By: A4 of 7
Revised By: 3

DO NOT SCALE DRAWING



WEST ELEVATION
SCALE 1:100



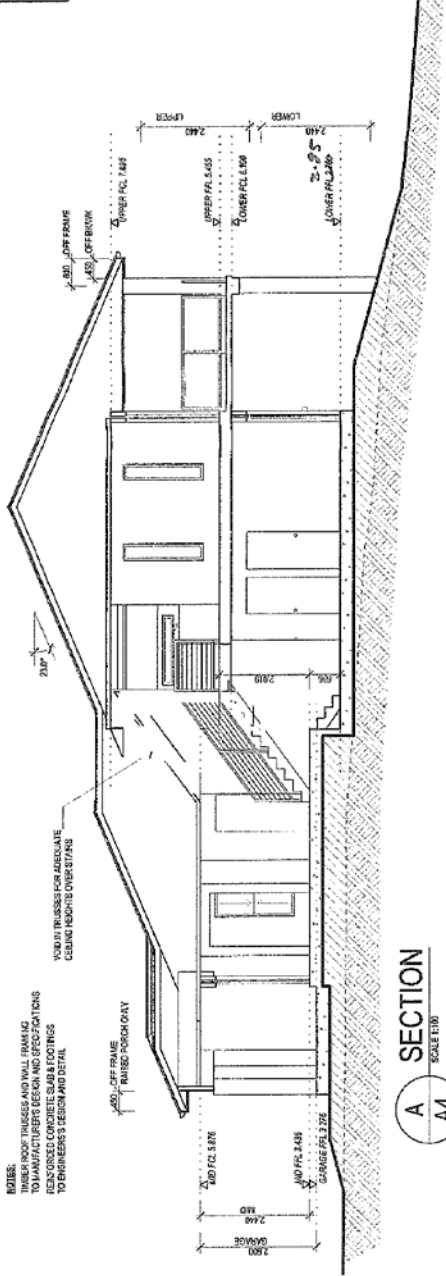
EAST ELEVATION
SCALE 1:100

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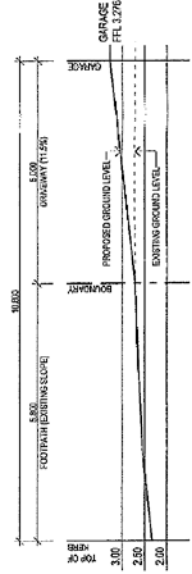
COUNCIL PLANS
 NOT FOR CONSTRUCTION

Date: _____
 Signed by owners _____

NOTES:
 1. PROVIDE THESE ANIMAL RAMPAGE
 TO MANUFACTURERS DESIGN AND SPECIFICATIONS
 2. REINFORCED CONCRETE SLABS & FOOTINGS
 TO ENGINEER'S DESIGN AND DETAIL



A SECTION
 SCALE 1:100
 A4



DRIVEWAY LONG SECTION
 SCALE 1:100
 A2

Issue	Description	Date
3	RE-ISSUE TO COUNCIL	14/06/2013
2	ISSUE TO DESIGN & ENGINEER	26/01/2013
1	ISSUE TO SALES	18/02/2012

MONTGOMERY HOMES
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Website: www.montgomeryhomes.com.au

Client Name:
McINTYRE S & L
 US Address:
PROPOSED RESIDENCE
Lot 507 No. 147 The Corso
GOROKAN

Design: the CAROLINA 1 - 247 - Executive - 2012

Drawn:	Scale:	Project Date:
M/D	MS	14/06/2013
1285	71	Ag of 7

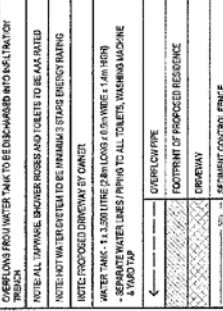
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COUNCIL PLANS
NOT FOR CONSTRUCTION

Date: _____
Signed by owners _____

WATER MANAGEMENT TABLE

IMPROVEMENT AREA	AREA (sq FT)	NOTE
FOOTPRINT	18163	
DRIVEWAY	2254	FALLS TO PAVEMENT TRENCH
TOTAL	20417	
ROOF AREA	20162	UP TO APPROX. 50% PIED TO WATER TANK
CATCHMENTS FROM WATER TANK TO BE DISCHARGED INTO BASELINE TRENCH		
NOTE: ALL TAPWAS, SHOWERS, SINKS AND TOILETS TO BE AS RATED		
NOTE: NOT WATER TRENCH TO BE MINIMUM 5' STAGE ELEVATION RATING		
NOTE: PROPOSED DRIVEWAY BY OWNER		
WATER TANK: 1. ALL SURFACE DRAINAGE 4" DRAINAGE 1.4m HIGH		
- 2. 300mm WATER TRENCH PAVED TO ALL TOILETS, TUBS, SINKS & TAPWAS		



SEDIMENT CONTROL NOTES:

1. ATTENTION IS DRAWN TO THE EROSION PROTECTION ACT AND THE REGULATIONS THEREUNDER REGARDING THE EROSION PROTECTION ACT POLYMER FOR THE SITE.
2. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
3. ALL SEDIMENT RETENTION STRUCTURES SHALL BE CLEANED UPON SPREAD WITH DISTURBED AREAS ON SITE. SEDIMENT SHALL BE REMOVED IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE EMULSIFIED BY TURPS BY COMPANY OR OUTSOURCING CONTRACTOR SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

No.	Description	Date
1	RE-ISSUE TO COUNCIL	14/05/2013
2	ISSUE TO BASIX & ENGINEER	26/01/2013
1	ISSUE TO SALES	18/12/2012

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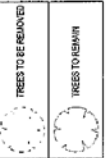
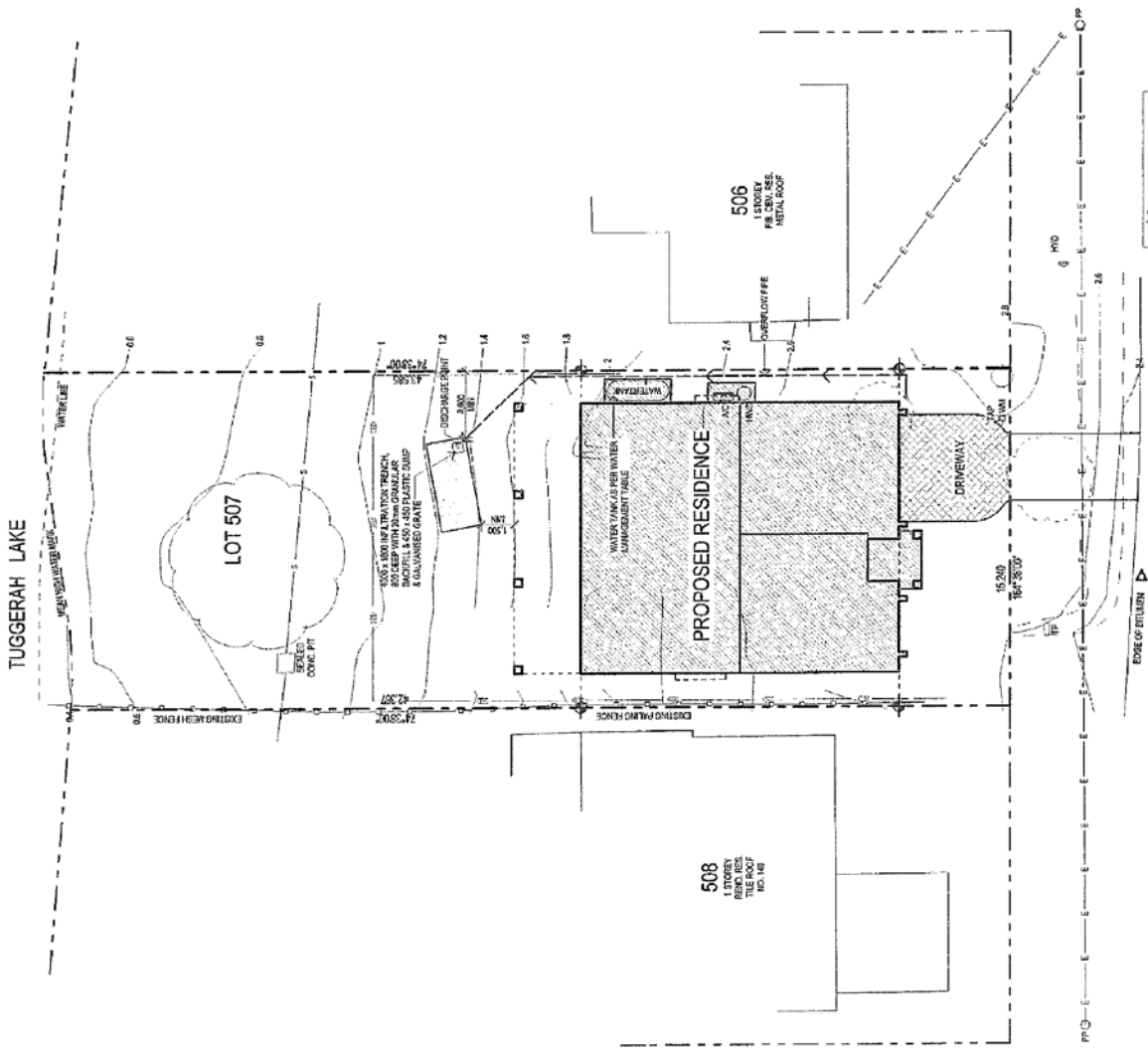
Site No: PD 046 458 2008 | Website: www.montgomeryhomes.com.au

Client Name:
McINTYRE S & L
333 Lakeside
PROPOSED RESIDENCE
Lot 507 No. 147 The Corso
GOROKAN

Design: the CAROLINA 1 - 247 - Enclosure - 2012

Drawn:	MS	Scale:
MD	MS	14/05/2013
1265	71	A7 of 7

DO NOT SCALE DRAWING



SEDIMENT & EROSION CONTROL AND STORMWATER MANAGEMENT PLAN
SCALE 1:200 - LOT 507 - AREA 655sqm
SURVEY INFORMATION OBTAINED FROM ASPECT DEVELOPMENT & SURVEY PTY LTD REF # 55/02141/2046

GILBERT AVENUE