



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Two Storey Residence:

Location: Lot 137 DP 243182 #6 Barracouta Avenue St. Huberts Island
Owners: Robin Johnson

This Statement of Environmental Effects is provided to support the development application for construction of a two storey residential dwelling. It is intended to elaborate where necessary on aspects covered in the drawings as well as to provide additional information where required.

A. Site Suitability

The subject site zoned R2 Low Density Residential is located on the north west side of Barracouta Avenue St Huberts Island and comprises an area of 664m².

The site is slightly graded requiring minor cut and fill to create a level building platform. Extent of cut and fill is shown on site plan.

B. Current & Previous uses

An existing dwelling is to be demolished to make way for the proposed new dwelling. A separate Development Application for demolition is being submitted by the property owner.

C. Acid Sulphate Soils

The subject property has been identified as being Class 1 & Class 2 acid sulphate soils which requires that an Acid Sulphate Soils Management Plan (ASSMP) be provided to and approved by the Consent Authority. It is understood that other Development applications for similar development on St Huberts island have not been required to provide ASSMPs and as such the ensuing Development Consents have been conditioned to the effect that if acid sulphate soils are identified then works must cease until such time as mitigation and treatment strategy is submitted to and approved by the Consent Authority. It is requested the proposed development be afforded the same condition of Consent.

D. Access and traffic

The site has access from Barracoota Avenue to a double garage and no significant increase in traffic will be generated from the development. There is no rear access to the property.

E. Privacy, views and overshadowing.

The proposed dwelling complies with council's requirements regarding front and side boundary setbacks and is typical in size and scale of surrounding dwellings.

As the development is two storey some minor overshadowing will occur as evidenced by the shadow diagrams provided and will be roughly equivalent with overshadowing from other two storey dwellings in the vicinity and will have little impact on neighbouring properties.

Assumed landscaping & fencing by the property owner at the completion of construction will assist with privacy of the occupants of the proposed dwelling and their neighbours.

F. Air and noise

The dwelling is intended for residential purposes and as such it is envisaged noise will be within normal domestic limits and there will be no adverse effect on air quality.

G. Soil and water

It is proposed to divert a portion of the roof storm water to an above ground tank with a capacity of 6,000 litres. The collected water will be recycled for use in the laundry, toilets and external yard to comply with BASIX and is indicated on the recycled water plan. Any overflow from the tank will be conveyed to the street gutter.

Sediment control barriers of geotextile fabric will be installed and maintained until completion of construction to ensure any sediment is contained within the property boundaries.

Investigation by professional consulting engineers has led to an 'A' classification of the soil with footings designed and approved accordingly.

The property is not located in a Mines Subsidence District.

H. Flooding

The site is subject to flood related development controls as confirmed by reference to a Section 10.7 Planning Certificate reference number 163679 dated 10 December 2019.

A site specific application for flood information obtained from Central Coast Council dated 11 December 2019, reveals a 1% AEP Flood Level of RL 1.49m AHD and a minimum floor level requirement of RL 2.19m AHD.

The proposed finished floor level is RL2.24m AHD; 50mm above the minimum requirement.

I. Energy

BASIX Certificate 1116807S is attached confirming the dwellings compliance with water target of 40% (47% actual) and energy target 50% (50% actual).

Thermal comfort has been assessed using the Thermal Comfort Protocol Assessment (Simulation) method as evidenced by certification attached.

J. Waste

During construction waste will be separated on site and contained as indicated on the attached site plan. Hard waste will be removed by appropriate subcontractors for recycling. Soft waste will be disposed of through appropriate waste management facilities.

After occupation it is proposed that domestic household waste will be stored in Council provided bins and collected as part of Council's weekly/ fortnightly rubbish

and recycled material collection services. Pending collection, the bins will be stored on the site away from public view.

K. Bushfire Assessment

In consideration of the documents “Planning For Bushfire Protection” (NSW RFS 2019) and “AS3959- 2018 Construction of Buildings in Bushfire- prone Areas”, this property has been identified, by reference to a Section 10.7 Planning Certificate reference number 163679 dated 10 December 2019, as not being within an area prone to bushfire attack.

L. Conclusion

We believe the development complies with Councils standards and policies, is replacement of a new dwelling for an old dwelling in size bulk and scale of existing development in the vicinity and therefore should be approved.