

13 February 2023

Peter Hudson
C\ - Habitation Design
PO Box 197
Burwood NSW, 1805
Attn: Joseph Panetta

Dear Joseph,

Re: 79 The Corso, Gorokan – Flood Advice

This letter contains advice on flood constraints and potential approaches for addressing Council’s flood-related development controls regarding demolishing an existing dwelling at 79 The Corso, Gorokan and replacing it with 2 new dwellings with the one building. It describes the flood risk at the site, discusses the relevant development controls and provides some preliminary advice on whether the proposed dwellings can be designed to comply with the relevant requirements.

This letter has been prepared with reference to the following sources:

- Minimum Floor Level Enquiry issued by Central Coast Council (Council) on 11 August 2020 (Attachment 1)
- Site Survey prepared by Tomas Hudecek and issued 4 May 2021 (Attachment 2)
- Architectural Plans prepared by Habitation Design and Interiors and issued October 2022 (Attachment 3)
- Record of Pre-Development Advice issued 24 August 2022 by Council
- Tuggerah Lakes Flood Study (Lawson and Treloar, September 1994)
- Tuggerah Lakes Floodplain Risk Management Study and Plan (WMAwater, November 2014)
- Northern Lakes Floodplain Risk Management Study and Plan (Manly Hydraulics Laboratory, September 2021)
- Lake Macquarie 2km x 2 km 1 metre Resolution Digital Elevation Model (NSW Spatial Services, 2014).

Background

Owner Peter Hudson has engaged the architectural services of Habitation Design to design a dual occupancy dwelling at 79 The Corso, Gorokan (Lot 20, DP 220537). Hudson intends to submit a development application for the site to Council which would include the demolition of an existing dwelling and the construction of the new dual occupancy dwellings.

The proposed development includes 2 double storey units, each with 4 bedrooms. The ground floor levels of the 2 units are 3.1 m AHD. The proposed design also includes a basement parking level (0.5 m AHD) entered near the rear of the property.

In Council’s pre-DA advice issued on 14 September 2022 Council’s flood engineer advised Habitation Design of the following:

- *The site is affected by Flooding according to the Tuggerah Lakes Floodplain Risk Management Study and Plan. The 1%AEP Flood Level is 2.23m AHD. The PMF is 2.7m AHD.*

- *The proposed dual occupancy will increase the number of people living in a flood zone. It is imperative that proposal does not result in an increased risk to life compared to the present.*
- *If the proposed dual occupancy is to be pursued further, a Performance-Based Assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to Central Coast DCP 3.1 Floodplain Management Section 3.1 and Appendix C). The Performance Based Assessment is required to be completed by a suitably qualified hydraulic engineer.*
- *The Applicant would be required to submit a Flood Emergency Plan with Performance Based Assessment. The Flood Emergency Plan would include but not be limited to emergency planning, evacuation triggers, evacuation routes, signage, flood awareness, expected isolation times should early evacuation not occur.*
- *The Performance Based Assessment must demonstrate that proposal satisfies all criteria outlined in the Wyong LEP 3.3 cl 5.21*
- *The Minimum habitable floor level is 2.73m AHD.*
- *The proposed basement carpark is not permitted in the flood zone. As per Central Coast DCP 3.1 Floodplain Management Section 3.1.5.2 any carpark is to allow for a maximum of 300mm still water depth in the 1%AEP event (1.9m AHD).*

This letter considers the flood-related constraints for the site in relation to the proposed design of the 2 units and provides some preliminary advice on potential design solutions to address Council’s flood-related requirements.

Description of Flood Behaviour

The site is subject to both lake and overland flooding (see Table 1 for flood levels).

Table 1: Flood levels for lake and overland flooding impacting the site.

	Flood	Flood Level	Maximum Flood Depth (The Corso)	Maximum Flood Depth (basement entry)
Lake Flooding	50% AEP	0.91 m AHD	Not flooded	Not flooded
	20% AEP	1.36 m AHD	Not flooded	Not flooded
	5% AEP	1.80 m AHD	Not flooded	0.2 m
	1% AEP	2.23 m AHD	Not flooded	0.63 m
	PMF	2.70 m AHD	Not flooded	1.1 m
Overland Flooding	5% AEP	Not flooded	Not flooded	Not flooded
	1% AEP	Approx. 3 m AHD (along the road)	0.15 m	Not flooded
	PMF	Approx. 3.95 m AHD (along the road)	0.3 m	0.15 m

Sources: Lake flood levels are from Tuggerah Lakes Flood Study (Lawson and Treloar, 1994) and Tuggerah Lakes Floodplain Risk Management Study and Plan (WMAwater, 2014). Overland flood levels are from the Northern Lakes Floodplain Risk Management Study and Plan (Manly Hydraulics Laboratory, 2021).

Lake Flooding

The site would be flood free in events up to and including the 50% Annual Exceedance Probability (AEP) flood. In the 20% AEP event the lake would have a flood level of 1.36 m AHD (Table 1), inundating the eastern margin of the property with floodwaters up to 0.33 m deep (Figure 1). However, the footprint of the proposed development would not be flooded in an event of this magnitude.

The majority of the site would be flooded in the 5% AEP lake flood and all larger events (Table 1, Figure 2 and Figure 3). The area around the basement driveway entry would flood to a depth of 0.2 m in the 5% AEP event, 0.63 m in the 1% AEP and 1.1 m in the Probable Maximum Flood (PMF).

There is no publicly available data on flood velocity or hydraulic hazard for the site. However, the Tuggerah Lakes Floodplain Risk Management Study and Plan (WMAwater, 2014) states:

As the flood fringe and flood storage areas surrounding the lake have effectively nil velocity the provisional hazard categories were derived based solely upon the depth of inundation.

The WMAwater report defines flood fringe areas as:

The remaining area of flood prone land after floodway and flood storage areas have been defined.

There are five flood precincts within the DCP:

- Floodway
- Precinct 4 – High Hazard
- Precinct 3 – Flood Storage
- Precinct 2 – Flood Planning
- Precinct 1 – Probable Maximum Flood

Council's Floodplain Mapping indicates that the front section of the site is located within Precinct 2: Flood Planning Areas (Figure 4). However, most of the rear half of the site, including most of the footprint of the proposed development, is located within Precinct 3: Flood Storage. The north-easternmost corner of the site is located in Precinct 4: High Hazard, although the proposed building footprint does not extend into this area.

Therefore, based on the definitions in the WMAwater 2014 report, Precinct 2, which is flood prone land outside of the floodway and the flood storage area, would have negligible flood velocities in a PMF, as would Precinct 3. Given that Precincts 2 and 3 compose the vast majority of the site, the property would mostly experience effective flood velocities of 0 m/s during lake flooding.

Given the negligible flood velocity, the hydraulic hazard of the floodwaters can be determined for various events with depth alone using the flood hazard vulnerability curves developed by Smith et al. (2014) (Figure 5). Depth in this analysis is derived by subtracting the ground elevation from the flood level.

In the 1% AEP flood the front of the property would have a flood depth of < 0.3 m, which corresponds to a hydraulic hazard of H1. This hazard category generally doesn't cause stability issues for people, vehicles or buildings. The central section of the site (including the area around the driveway) would have flood depths between 0.3 m and 0.5 m, corresponding with hydraulic hazard H2. These floodwaters can cause stability issues for small vehicles. The eastern portion of the site would be subject to H3 floodwaters (between 0.5 m and 1.2 m deep), which is unsafe for vehicles, children and the elderly.

On the other hand, in the PMF the majority of the site would be subject to H2 or greater floodwaters, with H4 floodwaters impacting the eastern section of the site, including the rear of the proposed building footprint. H4 floodwaters are unsafe for both people and vehicles.



Figure 1: Flood extent of the 20% AEP lake flood (image based on Central Coast Council Online Mapping tool with flood level from Lawson and Treloar, 1994)



Figure 2: Flood extent of the 1% AEP lake flood (image based on Central Coast Council Online Mapping tool with flood level from Lawson and Treloar, 1994)



Figure 3: Flood extent of the lake flood PMF (image based on Central Coast Council Online Mapping tool with flood level from Lawson and Treloar, 1994)



- Flood Precincts

- Floodway

- Precinct 4 : High Hazard

- Precinct 3 : Flood Storage

- Precinct 2 : Flood Planning Areas

- Precinct 1 : Probable Maximum Flood

Figure 4: Flood precincts (Central Coast Council Online Mapping tool)

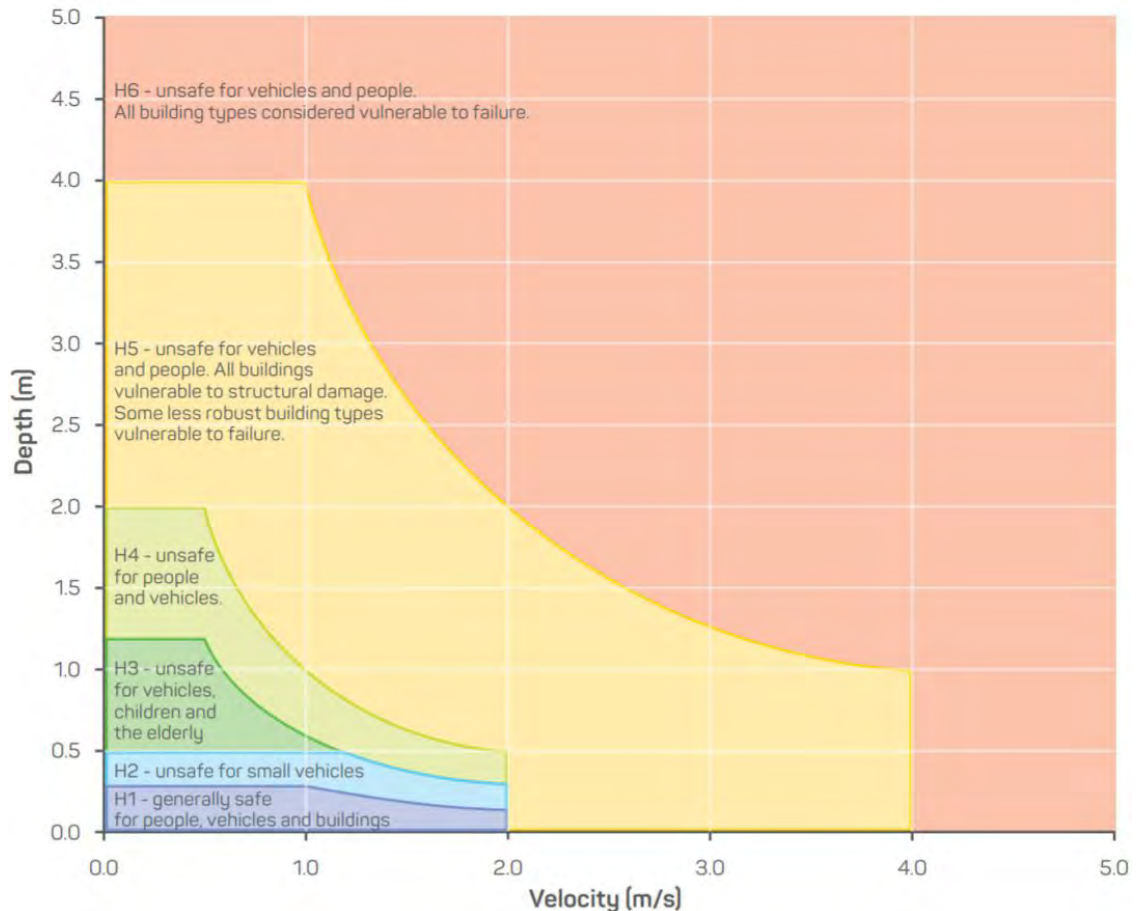


Figure 5: Flood hazard vulnerability curves (Smith et al., 2014).

In the 1% AEP lake flood, floodwaters would rise at a rate of approximately 0.1 m/hr, with flood levels peaking 40 hours after the start of rainfall (WMAwater, 2014). Although the rate of rise and duration of inundation is unavailable for the PMF, the WMAwater report suggests that flood levels rise fairly slowly for the lake, peaking within 24-48 hours. The maximum potential duration of inundation is not discussed in the report, but during previous events flood levels have remained high for several days after the peak (WMAwater, 2014).

Overland Flooding

Overland flooding can occur with little or no warning and in the Gorokan area can last for anywhere between a few minutes and 2-3 hours (Manly Hydraulics Laboratory, 2021).

The site itself is only impacted by floods larger than the 1% AEP overland event. However, the local streets are impacted by overland flooding in more frequent events. In the 20% AEP event The Corso to the north of the site near the intersection with Robsons Avenue is inundated to a maximum depth of 0.5 m (Figure 6) with a maximum flood velocity of 0.5 m/s. Based on the flood hazard vulnerability curves (Figure 5), this would correspond to a hydraulic hazard of H2, which can cause stability issues for small vehicles.

In the 1% AEP the road near the intersection of The Corso and Robson Avenue would be flooded to a maximum depth of 1 m (Figure 7) with H3 or H4 floodwaters, which are unsafe for vehicles and will cause stability issues for people. The Corso in front of the site would have a maximum flood depth of 0.15 m and a hydraulic hazard of H1, which generally does not cause stability issues for people or vehicles.

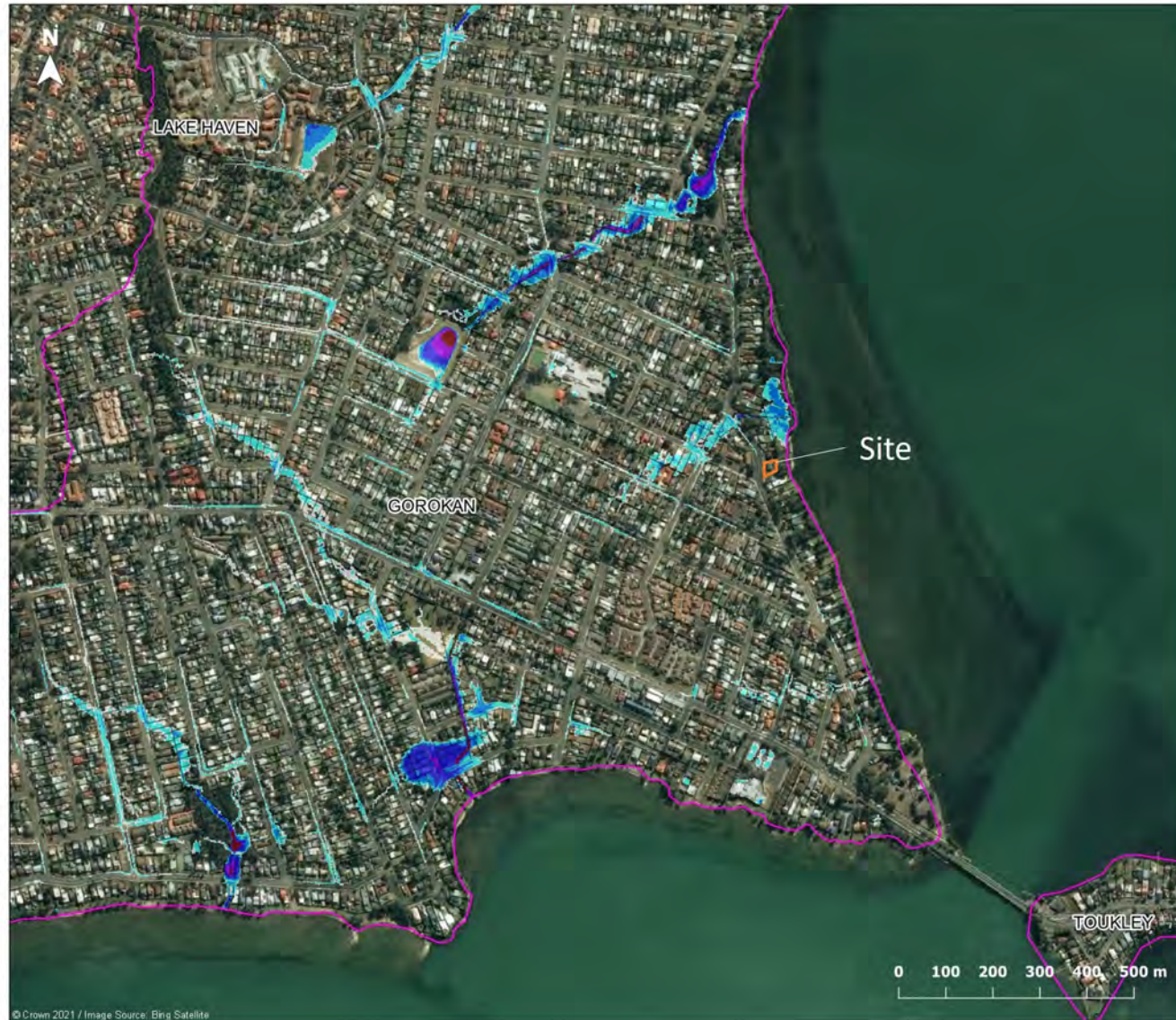


Figure C1.5

**20% AEP
 Flood Depth**

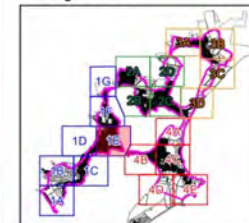
Legend

- Catchment area
- Cadastre

Depth (m)

- 0.05-0.15
- 0.15-0.30
- 0.30-0.50
- 0.50-1.00
- 1.00-1.50
- > 1.50

Map 1E



Report MHL2571

Northern Lakes Floodplain
 Risk Management Study &
 Plan



Figure 6: Flood depth in the 20% AEP overland flood (from Manly Hydraulics Laboratory, 2021)

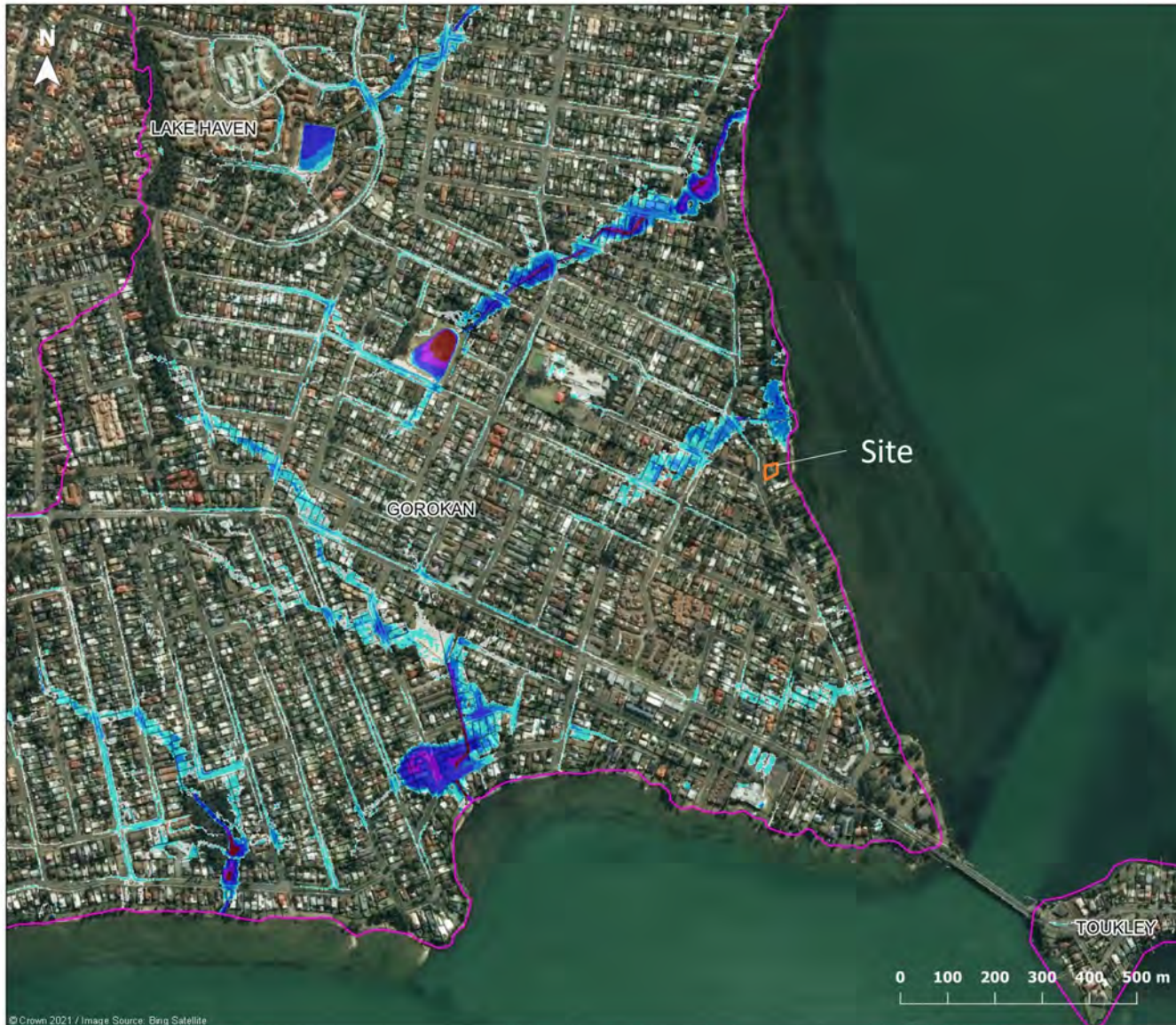


Figure C3.5

**1% AEP
 Flood Depth**

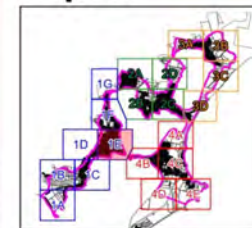
Legend

- Catchment area
- Cadastre

Depth (m)

- 0.05-0.15
- 0.15-0.30
- 0.30-0.50
- 0.50-1.00
- 1.00-1.50
- > 1.50

Map 1E



Report MHL2571

Northern Lakes Floodplain
 Risk Management Study &
 Plan



Figure 7: Flood depth in the 1% AEP overland flood (from Manly Hydraulics Laboratory, 2021)



Figure C4.5

Probable Maximum Flood Depth

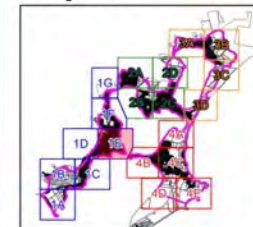
Legend

- Catchment area
- Cadastre

Depth (m)

- 0.05-0.15
- 0.15-0.30
- 0.30-0.50
- 0.50-1.00
- 1.00-1.50
- > 1.50

Map 1E



Report MHL2571

Northern Lakes Floodplain
 Risk Management Study &
 Plan



Figure 8: Flood depth in the overland PMF (from Manly Hydraulics Laboratory, 2021)

In the overland PMF the driveway, the southern portion of the site and The Corso in front of the site would be flooded to depths of up to 0.3 m. With a maximum velocity of 1 m/s in these areas and along The Corso south of the site, these floodwaters would still have a hydraulic hazard of H1.

Application of the Central Coast Development Control Plan 2022

The Central Coast Development Control Plan 2022 (DCP 2022) uses flood precincts and development classes to apply development controls in flood prone land.

The proposed development is dual occupancy, which Section 3.1.5.5 Appendix A of Central Coast DCP 2022 classifies as Land Use 5: Medium to High Density Residential.

As a large area of the site is located in Precinct 3 (Figure 4), the DCP 2022 requires that a development application be submitted for the proposed development with an appropriate site survey. The proposed development cannot be considered a concessional development as it does not merely involve minor additions. Therefore, Section 3.1.4.1 of the DCP 2022 applies to the development.

Section 3.1.4.1 of the DCP 2022 indicates that for proposed Medium to High Density Residential land uses in Precincts 2 – 4 (the precincts covering the site) a performance based assessment is to be undertaken to demonstrate that the proposed development is compatible with the site’s flooding characteristics (Figure 9). Therefore, a performance based assessment of the proposed development will need to be undertaken by a qualified engineering professional to support the development application. This assessment will need to address the requirements detailed in Section 3.1.4.2 Performance Based Assessment and Appendix C – Detailed Assessment Criteria. Council’s flood engineer also advised in the Pre-Development Application advice (2022) that:

the Performance Based Assessment must demonstrate that proposal satisfies all criteria outlined in the Wyong LEP 3.3 cl 5.21.

Proposed Land use	Precinct 1 FPL to PMF	Precinct 2 Below FPL	Precinct 3 Flood Storage and Flow Paths (up to 10% AEP)	Precinct 4 High Hazard (up to 50% AEP)
1 Single Dwelling Houses		1, 9	2, 5, 7	
2 Agriculture & Recreation		2	2, 5, 7	
3 Sheds / Garages / ancillary Residential		1	2, 5, 7	
4 Commercial and Industrial Uses		2, 6		
5 Medium to High Density Residential				
6 Critical or Sensitive Facilities	3			
7 Land Subdivision	4			
8 Tourist Development				
9 Caravan parks - short-term sites		6	5, 6	
10 Permissible Earthworks		8		
	Flood related development controls do not apply			
	Flood related development controls apply (refer to numbered prescriptive criteria below)			
	If the proposal is to be pursued further, a performance based assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to Section 3.2 and Appendix C).			

Figure 9: Prescriptive Provisions from Section 3.1.4.1 of the DCP 2022

If the development application was accepted by Council prior to 1 August 2022 clause 5.21 of the Wyong Local Environmental Plan 2013 applies. If not, the Performance Based Assessment should rather address clause 5.21 of the Central Coast Local Environmental Plan 2022.

Flood Constraints

Although not explicitly stated in the DCP 2022, it is implied that the prescriptive criteria are applicable to proposed developments that require a performance based assessment to be prepared and the assessments should include justification where the proposed development does not comply with the prescriptive criteria.

Given that Figure 9 does not include applicable development controls for Medium to High Density Residential uses, this section discusses the flood constraints for the site applicable to single dwelling houses in Precincts 2 and 3 to get a sense of what Council would expect a performance based assessment to demonstrate.

Impact of Flooding and Flood Liability

Criteria ai of Chapter 3.1 Appendix C of the DCP 2022 requires the

- i. *impact of flooding and flood liability is to be managed ensuring the development does not divert floodwaters or interfere with flood storage or natural function of the waterway;*

There are no overland flow paths though the site and the lake flooding has zero velocity. Therefore, the development would not divert floodwaters but it may interfere with flood storage.

While the proposed development only has a slightly larger footprint than the existing dwelling and there would appear to be some cut required for the driveway, it is likely that Council will want a quantified analysis of the net change in cut and fill (including building footprint) up to the 1% AEP flood level at the minimum but possibly up to the flood planning level (FPL). Adjustments may need to be made to the building design or the site landscaping to ensure there is no net reduction in flood storage through cut and fill.

Floor Levels

In the prescriptive criteria listed in Section 3.1.4.1 of the DCP 2022, the minimum habitable floor level (or Flood Planning Level, FPL) is defined in Control 2a as the 1% AEP flood level plus 0.5 m freeboard. As the 1% AEP flood level for the site is 2.23 m AHD, the 0.5 m freeboard applied to this provides a FPL of 2.73 m AHD, which is 0.03 m above the PMF level. This FPL is confirmed by Council's flood engineer in the Pre-Development Application advice (2022). In the proposed development all habitable uses are on the ground floor at 3.10 m AHD or above. The proposed design therefore complies with the FPL.

Section 3.1.4.1 also suggests that the minimum non-habitable floor level should be the 5% AEP flood level (Control 2b), which is 1.80 m AHD for the site. The basement level of the proposed development includes non-habitable garage use and has a floor level of 0.50 m AHD, which is 1.3 m below the minimum level for non-habitable uses. Therefore, Council is unlikely to accept the garage at this level unless the garage can be designed to exclude floodwaters through the use of flood doors rather than conventional roller doors or the installation of a flood gate on the driveway to prevent floodwaters reaching the garages.

Control 2e suggests that an allowance for mine subsidence be added to the above levels if applicable. Council's Online Mapping tool indicates that the site is within the Swansea North Entrance Mines Subsidence District. Therefore, a civil engineer will need to be consulted to determine whether a further freeboard should be added to the levels identified above.

Risk to Life

The flood engineer's comments in the Pre-Development Application advice issued by Council (2022) state:

The proposed dual occupancy will increase the number of people living in a flood zone. It is imperative that proposal does not result in an increased risk to life compared to the present.

The existing dwelling includes 3 bedrooms, whereas the 2 new proposed units will include 8 bedrooms in total. This will increase the number of people living in a flood zone.

In the existing dwelling the floor level of the ground floor is 3.58 m AHD, which is above both the FPL (2.73 m AHD) and the PMF (2.7 m AHD). However, there is a rumpus room located in the basement level, which has a floor level of 1.74 m AHD. This is a habitable use 0.99 m below the FPL and 0.96 m below the PMF.

On the other hand, all habitable spaces in the proposed development are on the ground floor or Level 1 at 3.1 m AHD or above. Thus, all habitable spaces are at least 0.37 m above the FPL and at least 0.4 m above the lake PMF level. It could therefore be argued that the proposed development reduces risk to life by placing all habitable spaces above the FPL and the PMF level.

As the raised walkways from the front doors of the proposed units to the grassed verge do not drop below 3.05 m AHD, the walkway and The Corso between the site and Ocean View Road are above the lake PMF level (Figure 3). Therefore, in all lake floods the habitable spaces of the dwellings would be above floodwaters and the dwellings would be accessible either on foot or by car from The Corso street frontage.

If the dwellings are constructed to withstand the forces of floodwater up to the FPL (which is above the PMF level) and all building materials up to the FPL are capable of withstanding prolonged immersion in water, residents should not need to evacuate the site in response to lake flooding. However, should evacuation be required this could be achieved on foot or by vehicle southwards on The Corso and then by turning right onto Ocean View Road.

In the 1% AEP overland flood the grassed verge would not flood and floodwaters on the road would be in front of Unit 1 only and have a hydraulic hazard of H1. Sections of the route from the site, south along The Corso, right onto Ocean View Road, left onto Gilbert Avenue, right onto Manuka Parade, left onto Edith Street and then left onto Wallarah Road would also be flooded with a maximum hydraulic hazard of H1. H1 floodwaters generally do not cause stability issues for people or vehicles. Therefore, in the 1% AEP overland flood there would be low hazard access and egress for pedestrian an area above the FPL, in either Gorokan or eastwards in Toukley. Emergency vehicles would also be able to access the property through low hazard floodwaters in an event of this magnitude. Pedestrian and emergency vehicle access in the 1% AEP event are both prescriptive criteria under Section 3.1.4.1 Control 2 of the DCP 2022.

However, overland flooding can occur with little or no warning and would only last for up to 3 hours. Therefore, given that the habitable spaces in the proposed dwellings will all be above the FPL, risk to life from overland flooding would most appropriately be managed by sheltering on site until floodwaters in the road in front of the house have receded. As indicated by Council's flood engineer in the Pre-Development Application advice (2022), a Flood Emergency Plan would need to be prepared and submitted in support of the development application. While the DCP 2022 only requires Evacuation Plans to be prepared for short-term rentals/accommodation or for commercial uses, the preparation of a Flood Emergency Plan is advisable for the purposes of minimising risk to life.

The proposed flood risk reduction measures of raised floor levels and raised walkways reduce the likelihood of site occupants coming into contact with floodwaters and minimise risk to life on site. These

measures are also in place in the existing dwelling. However, the proposed development reduces risk to life by placing all habitable uses above the PMF. It should be noted, though, that Council may consider that the proposed development increases the risk to life simply by putting a larger number of people in a flood zone.

Fencing

Section 3.1.5.1 requires that:

- a. *Fencing is to be constructed in such a manner that it will not modify the flow of floodwaters or cause damage to surrounding land.*
- b. *Fencing construction is to withstand flood waters including debris loads.*

As the flood waters on site would have zero velocity they would not modify flow and there should not be any need for special fence design.

Car Parking

The requirements for car parking are detailed in Section 3.1.5.2 of the DCP 2022. The controls relevant to the proposed development are:

- a. *The proposed car park should not increase the risk of vehicle damage by flooding inundation. Any car park is to allow for a maximum of 300mm still water flood water depth unless otherwise provided through a flood study.*
- b. *The proposed garage/car park should not increase the likelihood of flooding on other developments, properties or infrastructure.*
- c. *Open car parking - The minimum surface level of open space car parking subject to inundation should be designed having regard to vehicle stability in terms of depths and velocity during inundation by flood waters.*

Control A requires that floodwaters only reach a maximum depth of 0.3 m in the car parking area. Although the above control does not state in which AEP event there is a maximum allowable depth of 0.3 m, Council's flood engineer states in the Pre-Development Application advice (2022):

The proposed basement carpark is not permitted in the flood zone. As per Central Coast DCP 3.1 Floodplain Management Section 3.1.5.2 any carpark is to allow for a maximum of 300mm still water depth in the 1%AEP event (1.9m AHD).

This suggests that Control A should be interpreted as referring to depth in the 1% AEP flood. The floor level of the proposed garage is 0.50 m AHD, while the 1% AEP level at the site is 2.23 m AHD. Therefore, the depth to which the garage would flood in this event is 1.73 m, which is 1.43 m greater than the permissible 0.3 m. The garage in its proposed form therefore does not comply with Control A.

The enclosed basement cannot simply be converted to an undercroft parking area as Control C requires that open car parking be designed with regard to vehicle stability and vehicles would not be stable in 1.73 m deep floodwaters. The minimum floor level of an enclosed basement garage would be 1.93 m AHD. If the garage cannot be raised to this level, it may be possible to include a ramp crest at the driveway entry into the basement at the 1% AEP flood level to protect the garage from the ingress of floodwaters via passive measures. Given the proposed floor level of 0.5 m AHD for the basement, this may not be feasible.

Alternatively, it would be possible to install a flood gate across the driveway entry to protect the basement up to the 1% AEP flood level. This is an active flood mitigation solution that Council may consider acceptable. Consultation with Council to determine whether flood barriers might be considered an acceptable solution is recommended. Please note that the installation of a flood gate can be an expensive exercise.

Another possibility is that the garages be fitted with flood exclusion doors instead of conventional garage doors.

As the existing dwelling includes an enclosed basement level only slightly smaller than the proposed basement, the proposed garage should not increase the likelihood of flooding on neighbouring properties and infrastructure and would therefore comply with Control B. However, the existing basement is not protected from floodwaters up to the 1% AEP and the exclusion of floodwaters via a flood gate may increase flood levels on surrounding properties.

Further, Control 2d of DCP 2022 Section 3.1.4.1 specifies that the minimum levels of open car parking spaces and driveways is the 5% AEP flood level. Therefore, the driveway should not dip below 1.80 m AHD and open car parking spaces on the site should be at 1.80 m AHD or above. In the current design the area around the driveway has a level of 1.6 m AHD near the entry to the basement, which is 0.2 m below the minimum level and does not comply with Control 2d. The driveway itself may have an even lower level at its entry to the basement. The Performance Based Assessment prepared for the proposed development will need to address the level of the driveway. Given that evacuation off site is not a recommended flood emergency response strategy for the site, the level of the driveway is not imperative as site occupants will not be using it to evacuate.

Filling of Flood Prone Land

The architectural plans prepared by Habitation Design and Interiors do not suggest any fill will be required but do show a building which excludes floodwaters from passing under it. As the footprint of the proposed building is slightly larger than the existing building, this is equivalent to filling part of the site. The proposed development may be subject to the following controls from Section 3.1.5.3 of the DCP 2022:

- a) *Filling for any purpose (including the raising of a building platform in flood-prone areas) is not permitted in areas identified as Flood Planning Precinct 3 or Flood Planning Precinct 4, unless a Floodplain Risk Management Plan for the catchment has been adopted which allows filling to occur. In Flood Planning Precinct 2, filling will not be permitted unless a report from a suitably qualified engineer has been submitted and approved by Council that certifies that the development will not increase flood affectation elsewhere.*
- b) *Filling of individual sites in isolation, without consideration of the cumulative effects is not permitted. Any proposal to fill a site must be accompanied by an analysis of the effect on flood levels of similar filling of developable sites in the area. This analysis would form part of a flood study prepared by a suitable qualified professional.*

Council has adopted both the Tuggerah Lakes Floodplain Risk Management Study and Plan (WMAwater, November 2014) and the Northern Lakes Floodplain Risk Management Study and Plan (Manly Hydraulics Laboratory, September 2021) which are applicable to the site. Therefore filling of the site would be permissible but it must be demonstrated that this would not have a detrimental impact on flood levels elsewhere. As much of the site is flood storage, any fill in this location would need to be balanced by equivalent cut in the other Precinct 3 land on the site.

On-Site Sewer Management

It is not anticipated that an on-site sewage management system will need to be installed. However, if it is required the controls outlined in Section 3.1.5.4 will apply:

- a) *The treatment tank/holding device is to be located above the 1% AEP flood contour.*

- b) *The land application area is to be above that 5% AEP flood contour except in water catchment areas where systems are not to be located on land below the 1% AEP flood contour.*
- c) *Refer to Chapter 3.3 On-Site Sewer Management for guidance with regard to this form of application.*

Control A means that the treatment tank would need to be located at the front of the property above 2.23 m AHD. The land application area would also to be above 1.8 m AHD to conform with Control B.

Conclusion

In summary, the Central Coast DCP 2022 requires that a Performance Based Assessment be prepared by a suitably qualified engineering professional for medium to high density developments in Precincts 2, 3 and 4. This assessment will need to address the criteria in Section 3.1.4.2 and Chapter 3.1 Appendix C of the DCP and to address the following main flood constraints that this report has identified for the site:

- Risk to life – the assessment will need to consider whether the development increases risk to life in relation to existing conditions. Although the proposed development increases the number of people in the flood zone, the argument can be made that it raises all habitable spaces to above the FPL and above the lake PMF. The preparation of a Flood Emergency Plan is recommended.
- Fill/flood affection – it will need to be demonstrated that those parts of the development within the Flood Storage (Precinct 3) do not result in a net increase in the flood storage volume displaced compared to the existing development.
- Car parking – the assessment will need to address how the proposed development intends to protect the garage in the basement from flooding up to the 1% AEP level. Council may accept the installation of an active flood protection measure, such as a flood gate or flood exclusion doors. However, consultation with Council is recommended.
- Driveway - the assessment will also need to address the level of the driveway and whether the proposed level is appropriate given that evacuation off site is not a recommended flood emergency response strategy for the proposed development.

Yours faithfully

For Molino Stewart Pty Ltd



Steven Molino

Principal

Attachment 1 | Minimum Floor Level Inquiry



11-Aug-2020

Expansive Group Pty Ltd
63/3 Macquarie St
SYDNEY NSW 2000

Minimum Floor Level Enquiry:

Property: Lot 20 DP 220537, 79 The Corso, GOROKAN NSW 2263

Subject: Flood Information Letter Lot 20 DP 220537, 79 The Corso, GOROKAN NSW 2263

The above lot has been identified as being flood prone and affected by flooding from Flood Catchments – Tuggerah Lakes Water Flood Study. As such, flood related development conditions may be relevant for the property.

ENQUIRY DATE:	08-Aug-2020 10:31:24
5% AEP FLOOD LEVEL:	RL 1.80m AHD
1% AEP FLOOD LEVEL:	RL 2.2m AHD
MINIMUM FLOOR LEVEL:	RL 2.7m AHD

DISCLAIMERS: Council provides you with the above information as general advice only, and you should not rely upon that information when making decisions relating to the purchase or development of the above property. Council **strongly recommends** that you seek site specific flooding advice from a suitably experienced expert prior to making any decisions relating to the purchase or development of the above property. That disclaimer and recommendation is provided for the following reasons:

1. The information in the above table is based on Council's records. Those records do not include a recent flood study or a recent detailed survey of the above property. For example, a recent detailed survey would provide precise ground levels for the subject property as well as identify, with precision, the location of any watercourses, drainage structures and systems, overland flowpaths and built structures that might impact on the extent and degree to which the subject property might flood. Council does not have sufficient information to provide you with accurate prediction of the likelihood and extent to which the above property might flood, and so cannot provide



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250

P 1300 463 954 | E ask@centralcoast.nsw.gov.au | W centralcoast.nsw.gov.au | ABN 73 149 644 003

you with accurate design levels for potential development of that property.

2. 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 development application 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. As a consent authority, Council is required to consider the suitability of the above property for the specific development proposed as well as consider the requirements of Council's *Development Control Plan 2013 – Chapter 3.3 Floodplain Management*.

3.

GLOSSARY OF TERMS

Term	Definition
<i>AHD</i>	The Australian Height Datum (AHD) is the reference level for defining reduced levels adopted by the National Mapping Council of Australia. The level of 0.0 m AHD is approximately mean sea level.
<i>AEP</i>	The Annual Exceedance Probability (AEP) is the chance of a flood of a given or larger size occurring in any one year. Usually expressed as a percentage. Eg a 1% AEP flood event has a 1% chance of occurring in any one year. Equally, it is likely to occur on average once every 100 years.
<i>Minimum Floor Level</i>	The minimum floor level (MFL) provides a freeboard to building within flood prone land. This is also referred to as the Flood Planning Level.
<i>Freeboard</i>	A factor of safety usually expressed as a height above the adopted Flood Level. A freeboard tends to compensate for factors such as wave action and historical and modelling uncertainties.

The information provided in this letter is provided only to you and is not intended to be provided to any third party.

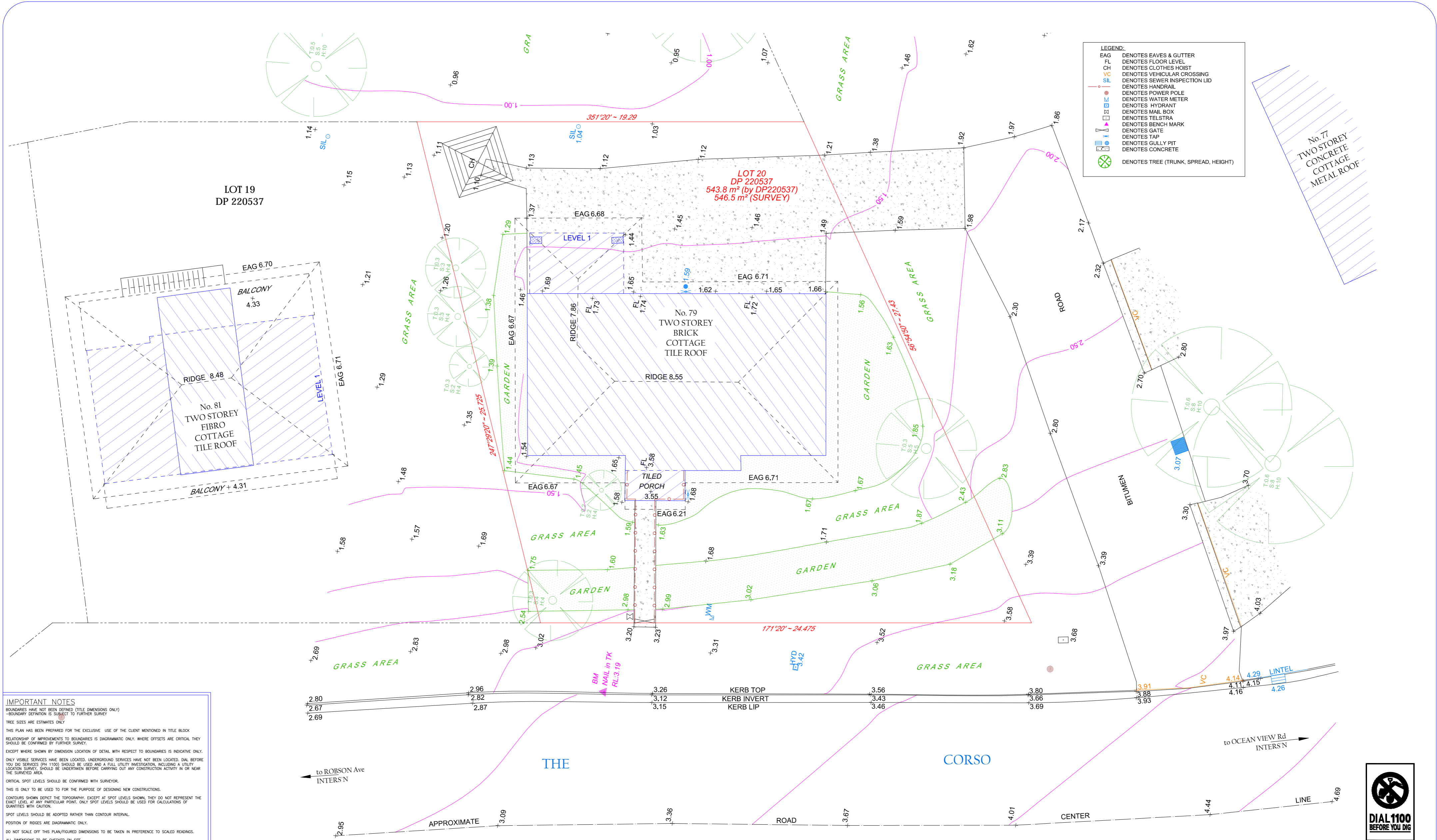
Should you have any enquiries with regard to this letter, please do not hesitate to contact The undersigned.

Yours faithfully,



Mark Dowdell
Principal Development Assessment Engineer

Attachment 2 | Site Survey



IMPORTANT NOTES
 BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY)
 -BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY
 TREE SIZES ARE ESTIMATES ONLY
 THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT MENTIONED IN TITLE BLOCK
 RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL THEY
 SHOULD BE CONFIRMED BY FURTHER SURVEY
 EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 ONLY VISIBLE SERVICES HAVE BEEN LOCATED, UNDERGROUND SERVICES HAVE NOT BEEN LOCATED, DIAL BEFORE
 YOU DIG SERVICES (PH 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY
 LOCATION SURVEY SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR
 THE SURVEYED AREA.
 CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 THIS IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
 CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE
 EXACT LEVEL AT ANY PARTICULAR POINT, ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF
 QUANTITIES WITH CAUTION.
 SPOT LEVELS SHOULD BE ADOPTED RATHER THAN CONTOUR INTERVAL.
 POSITION OF RIDGES ARE DIAGRAMMATIC ONLY.
 DO NOT SCALE OFF THIS PLAN/FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY INVESTIGATION IS NECESSARY.
 NO PART OF THIS SURVEY MAY BE REPRODUCED, AMENDED, STORED OR TRANSMITTED IN ANY FORM WITHOUT
 THE WRITTEN PERMISSION OF TOMAS HUDECEK AS PERMITTED BY THE COPYRIGHT ACT 1968.
 TOMAS HUDECEK GRANTS TO THE CLIENT NAMED A LICENCE TO USE THE INFORMATION HEREON FOR THE
 PURPOSE FOR WHICH THE SURVEY WAS PREPARED.
 THIS NOTICE MUST NOT BE ERASED.

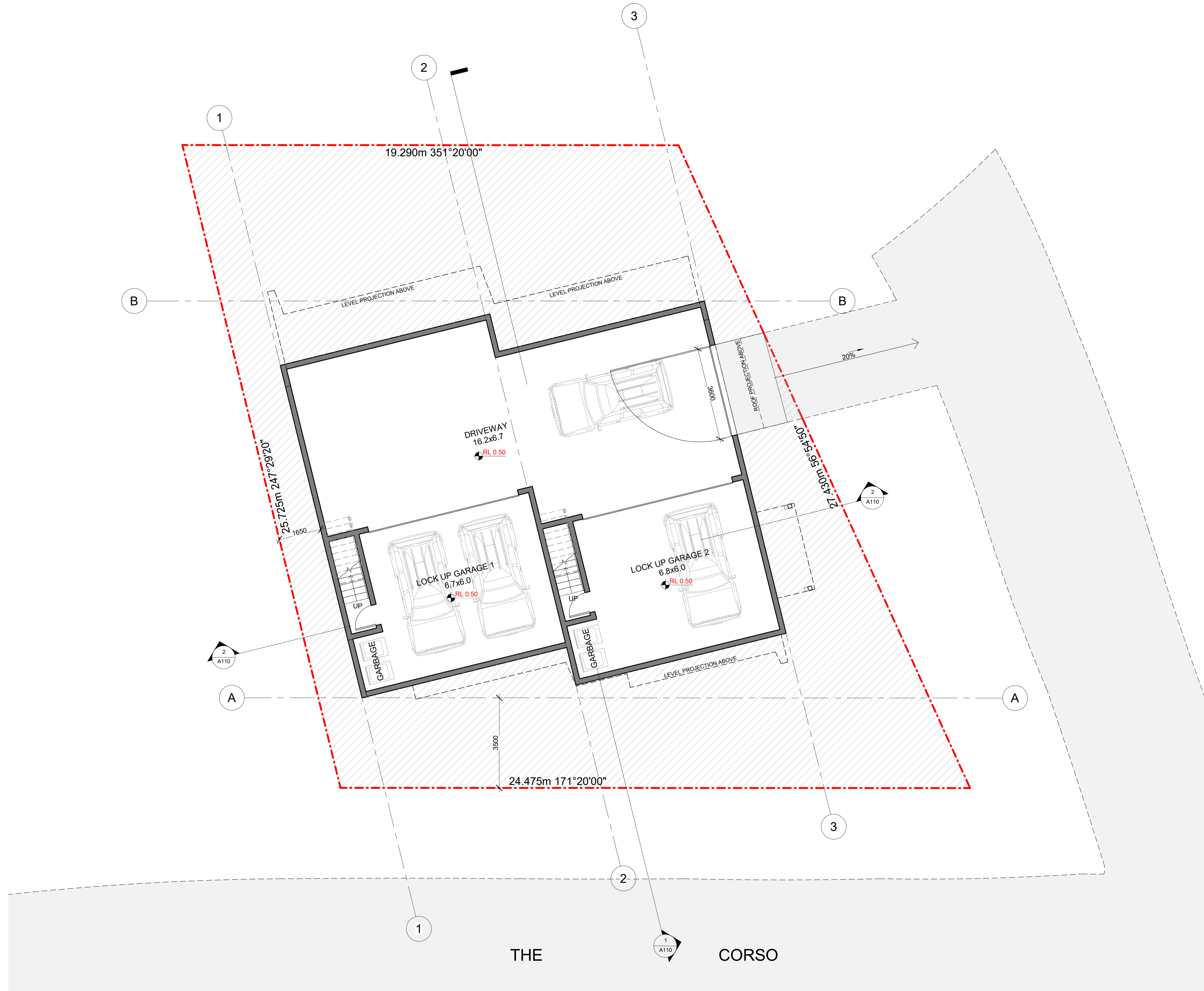
APPROVED BY REGISTERED SURVEYOR MONY SENG (ID SU008192)

TOMAS HUDECEK
 38 BROWN STREET
 NEWTOWN
 2042
 TEL: 0411 891 099
 E-MAIL: TOMASHUDECEK85@GMAIL.COM
 ABN: 722 505 652 03

DETAIL SURVEY

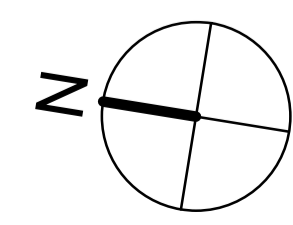
ADDRESS	79 THE CORSO, GOROKAN, NSW 2263			DATE	09/05/2021	AMENDMENT	No.
CLIENT	BLAKE HUDSON	DATE	04/05/2021	DRAWING	282 Gorokan, 79 The Corso	DRAWING ISSUED	A
PROPERTY	LOT 20/DP 220537	RL ORIGIN	PM53961 (AHD:2.621, LB)	SCALE	1:125		
AUTHORITY	CENTRAL COAST	DATUM	AHD	PAPER SIZE	A2		

Attachment 3 | Architectural Plans



THE CORSO

BASEMENT FLOOR
PRELIMINARY
 NOT FOR CONSTRUCTION



Member
Australian Institute
of Architects
 Nominated Architect:
 Joseph Panetta
 NSW Architects Registration
 Board No: 9905

REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

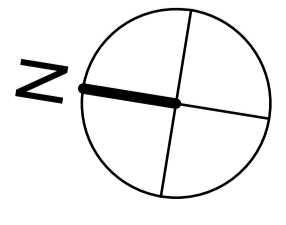
DISCLAIMER:
 DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.
COPYRIGHT:
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.
PRELIMINARY ONLY:
 THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	CHECKED BY:	J. P
		PROJECT NUMBER:	20155
			A104
		DATE:	27/09/22
		SHEET NUMBER:	



THE CORSO

GROUND FLOOR PLAN
PRELIMINARY
 NOT FOR CONSTRUCTION



Member
 Australian Institute
 of Architects
 Nominated Architect:
 Joseph Panetta
 NSW Architects Registration
 Board No: 9905

REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

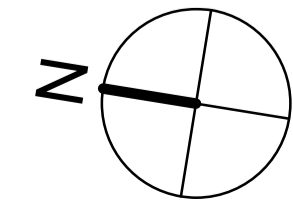
DISCLAIMER:
 DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE, FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.
COPYRIGHT:
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.
PRELIMINARY ONLY:
 THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	DATE:	27/09/22
PROJECT NUMBER:	20155	CHECKED BY:	J. P
		SHEET NUMBER:	A105



THE CORSO

FIRST FLOOR PLAN
PRELIMINARY
 NOT FOR CONSTRUCTION

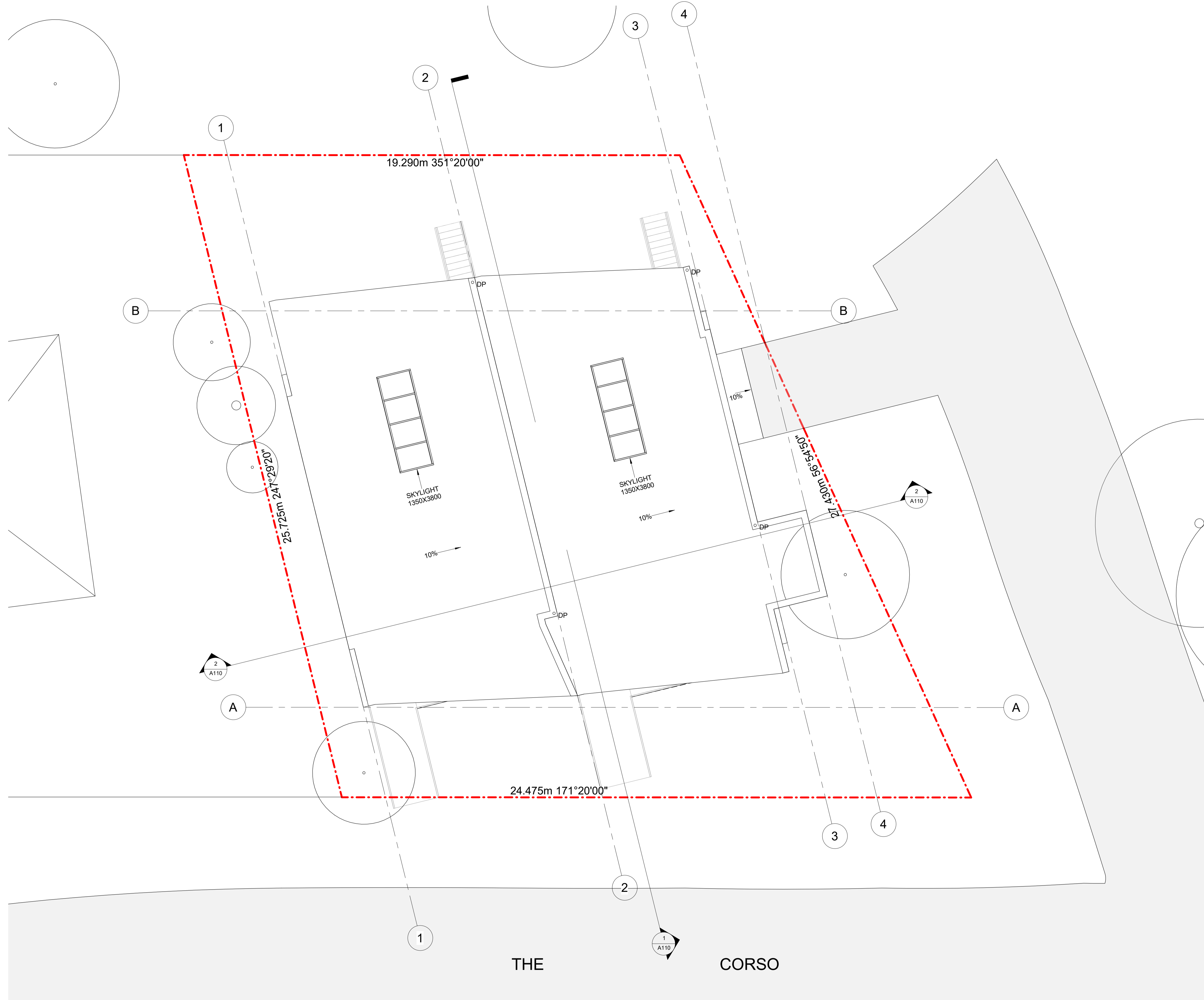


Member
 Australian Institute
 of Architects
 Nominated Architect:
 Joseph Panetta
 NSW Architects Registration
 Board No: 9905

REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

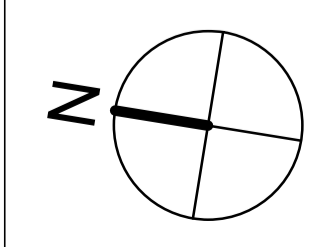
DISCLAIMER:
 DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE, FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.
COPYRIGHT:
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESSED OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.
PRELIMINARY ONLY:
 THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	CHECKED BY:	J. P
		PROJECT NUMBER:	20155
		DATE:	27/09/22
		SHEET NUMBER:	A106



THE CORSO

ROOF PLAN
PRELIMINARY
NOT FOR CONSTRUCTION

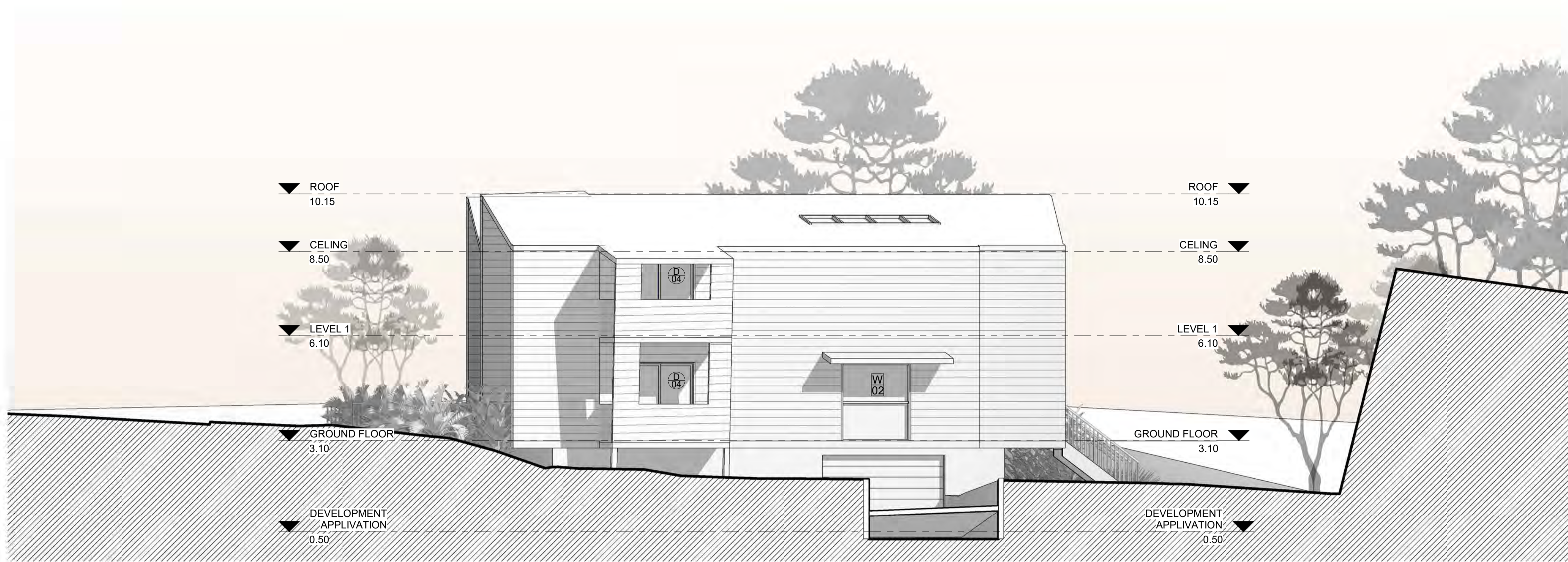


Member
Australian Institute
of Architects
Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9905

REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER:
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE, FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.
COPYRIGHT:
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.
PRELIMINARY ONLY:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	CHECKED BY:	J. P
		PROJECT NUMBER:	20155
			A107
		DATE:	27/09/22
		SHEET NUMBER:	



1 EAST ELEVATION
1 : 75



2 NORTH ELEVATION
1 : 75

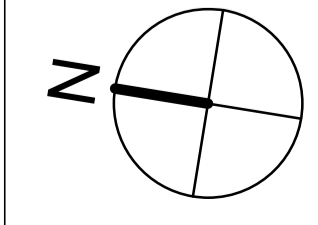
REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER:
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.

COPYRIGHT:
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.

PRELIMINARY ONLY:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

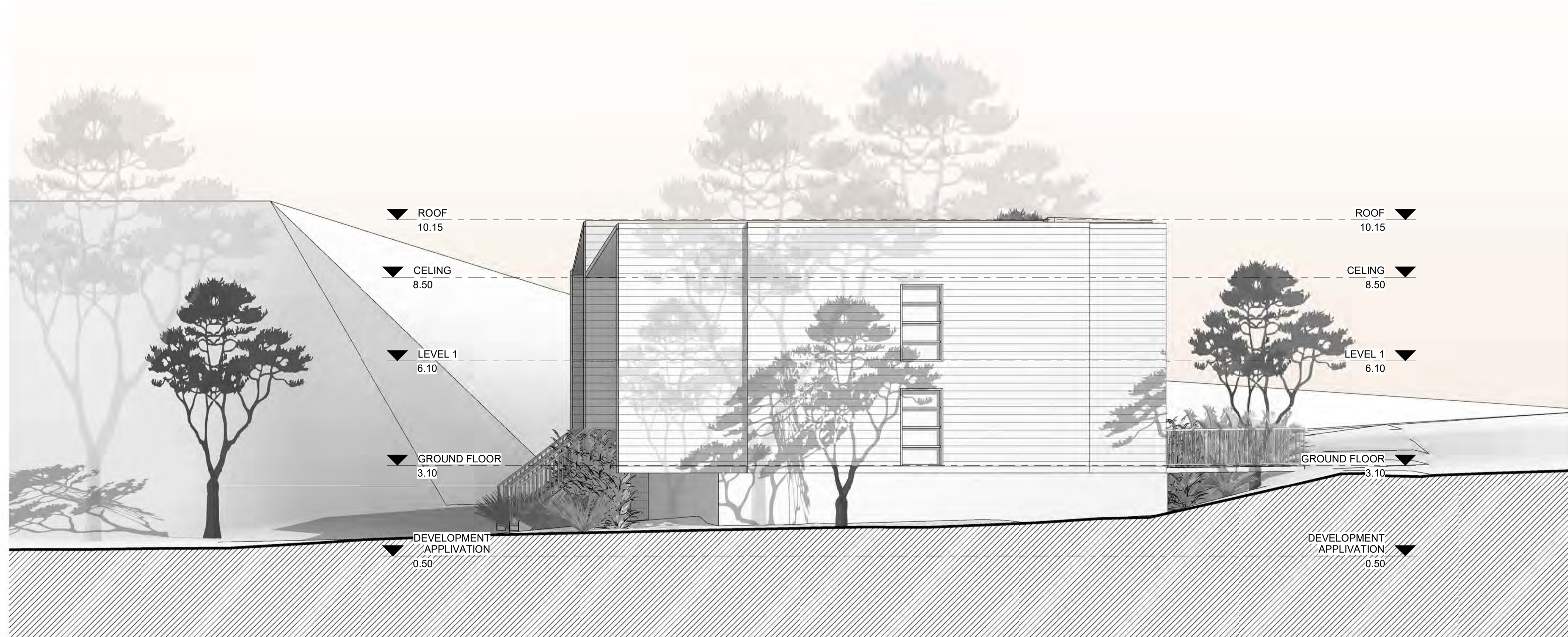
**ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION**



Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	DATE:	27/09/22
		CHECKED BY:	J. P
		PROJECT NUMBER:	20155
		SHEET NUMBER:	A108



1 SOUTH ELEVATION
1 : 75



2 WEST ELEVATION
1 : 75

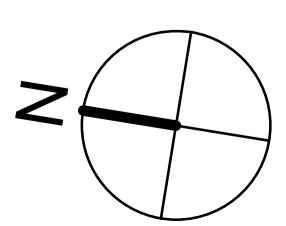
REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER:
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.

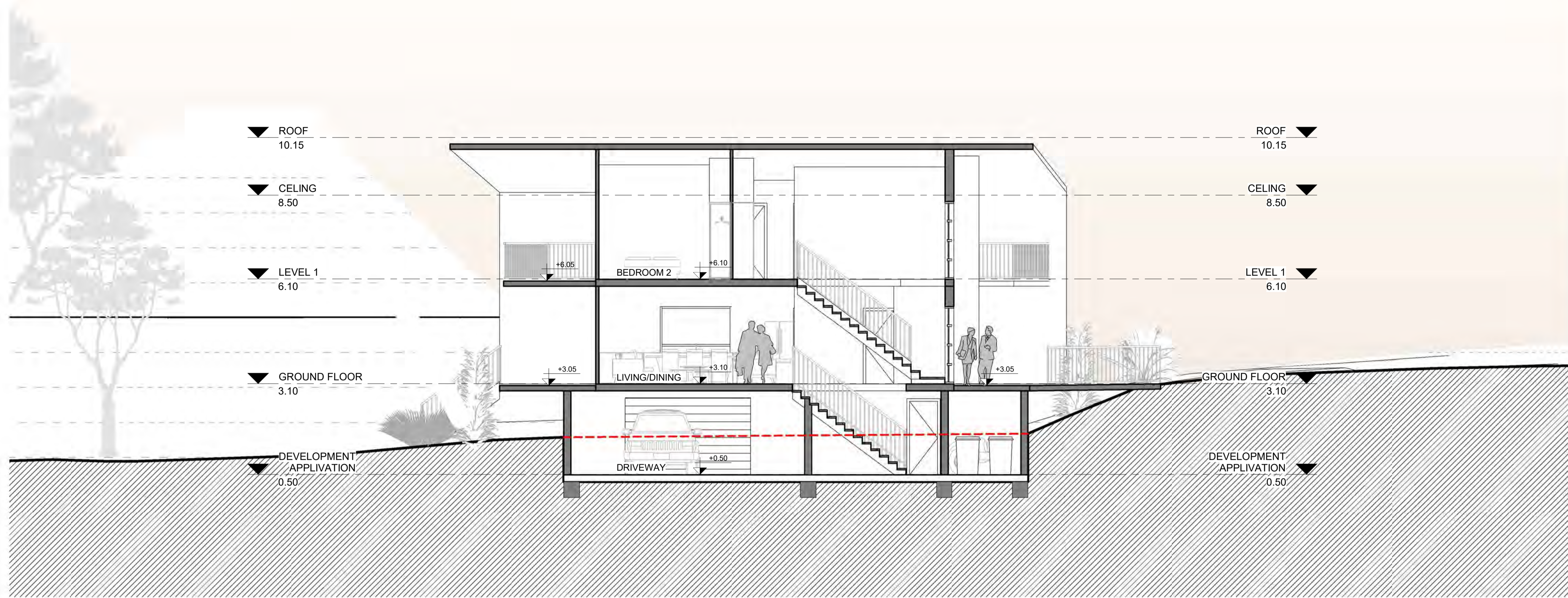
COPYRIGHT:
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.

PRELIMINARY ONLY:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

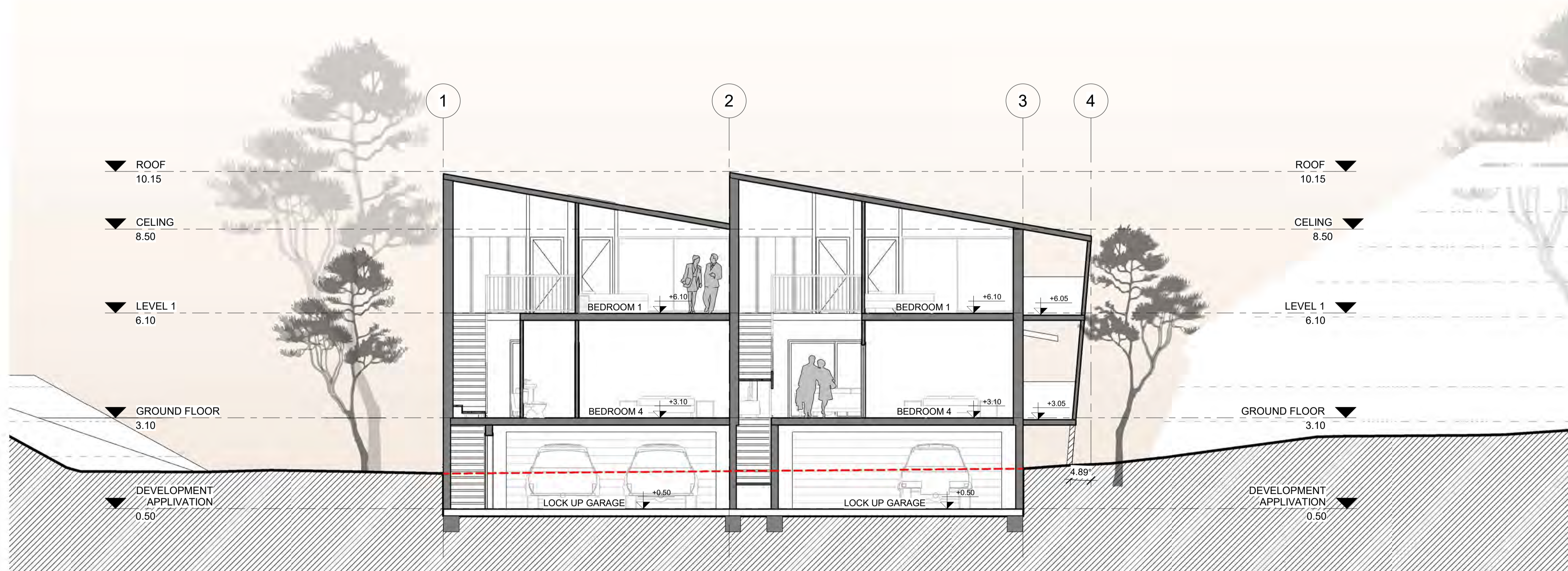
**ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION**



Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	DATE:	27/09/22
		CHECKED BY:	J. P
		PROJECT NUMBER:	20155
		SHEET NUMBER:	A109



1 Section 1
1 : 75



2 Section 2
1 : 75

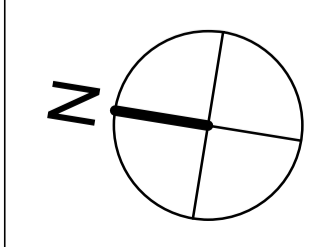
REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER:
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.

COPYRIGHT:
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.

PRELIMINARY ONLY:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

SECTION
PRELIMINARY
NOT FOR CONSTRUCTION



Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	DATE:	27/09/22
PROJECT NUMBER:	20155	CHECKED BY:	J. P
		SHEET NUMBER:	A110



1 EAST ELEVATION_M
1 : 75



3 SOUTH ELEVATION_M
1 : 75



2 NORTH ELEVATION_M
1 : 75



4 WEST ELEVATION_M
1 : 75



AREA: WALL CLADDING
FINISH: PAINT FINISHED
DETAIL: DULUX " BEIGE ANTIQUITY "



AREA: ROOFING
FINISH: PAINT FINISHED
DETAIL: COLORBOND " IRONSTONE "



AREA: DOOR + WINDOW FRAMES
FINISH: PAINT FINISHED
DETAIL: DULUX " LEXICON "



AREA: BALUSTRADING
FINISH: PAINT FINISHED
DETAIL: DULUX " INTELECTUAL "



Member
Australian Institute
of Architects
Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9905

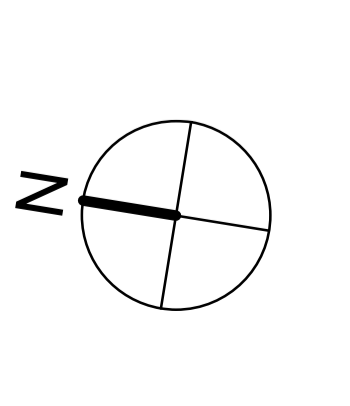
REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER: DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.

COPYRIGHT: ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESS OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.

PRELIMINARY ONLY: THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

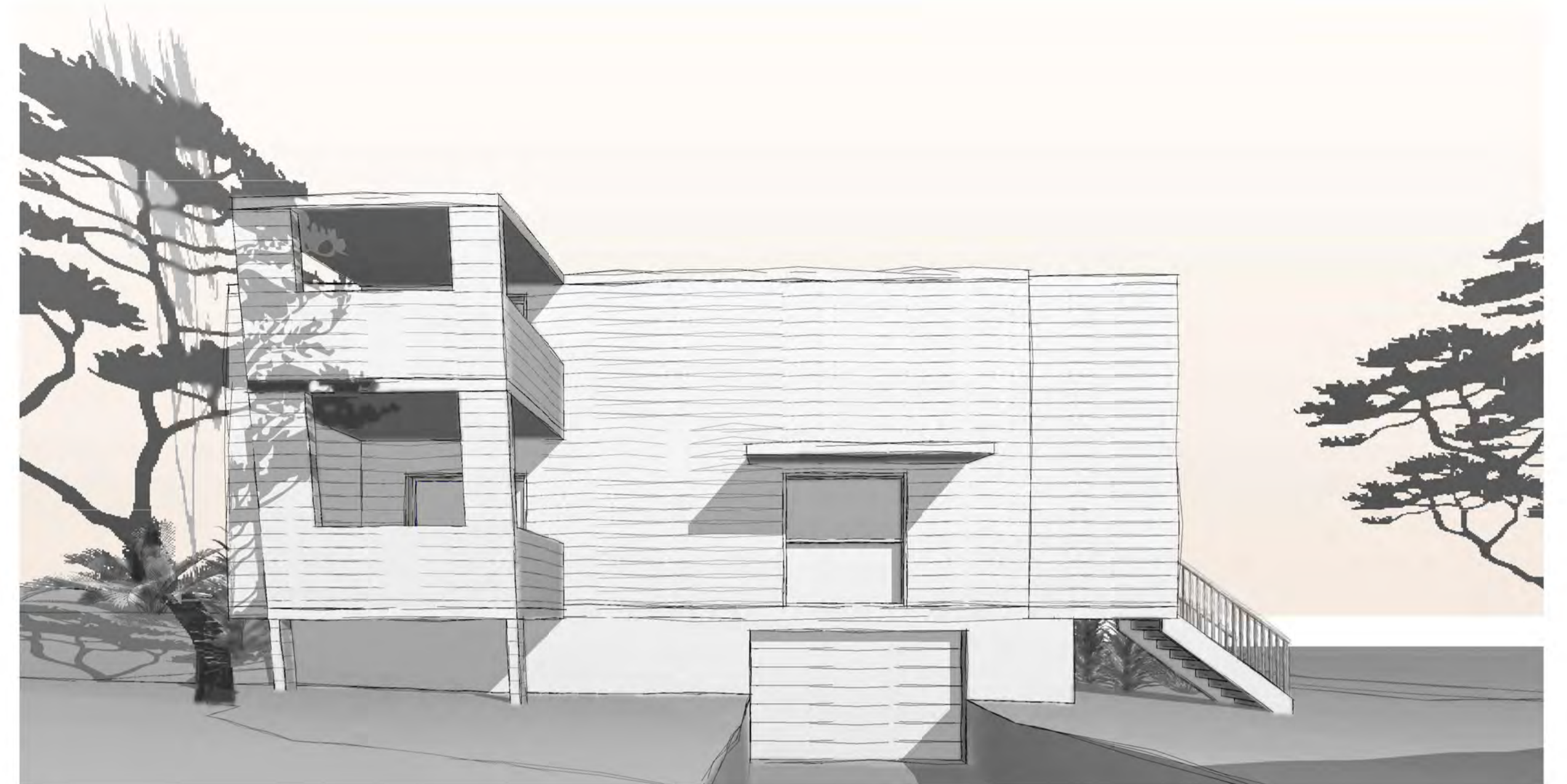
MATERIALS + FINISHES PRELIMINARY
NOT FOR CONSTRUCTION



Project Name		SCALE @ A1:	1 : 75
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	DATE:	27/09/22
		CHECKED BY:	J. P
		PROJECT NUMBER:	20155
		SHEET NUMBER:	A111



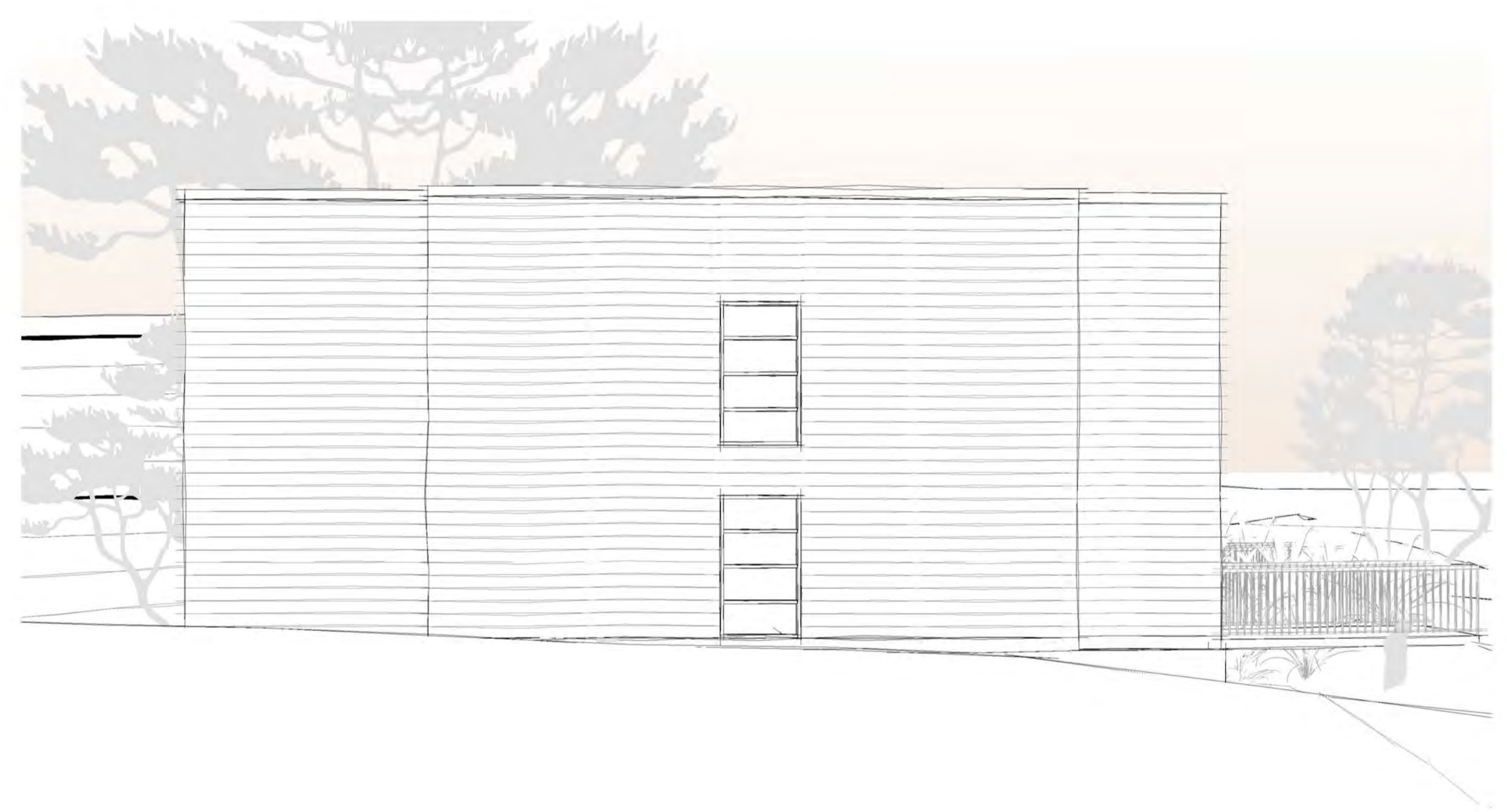
1 3D View 1



3 3D View 3



2 3D View 2

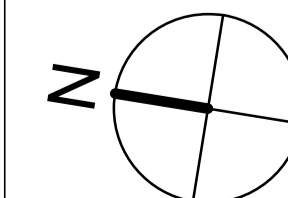


4 3D View 4

REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
B	03/10/22	DEVELOPMENT APPLICATION ISSUE	F. A	J. P	

DISCLAIMER:
 DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE FABRICATION OR CONSTRUCTION ON SITE. ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND FOLLOW THE GUIDELINES OF THE BUILDING CODE OF AUSTRALIA AND/OR NATIONAL CONSTRUCTION CODE.
COPYRIGHT:
 COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF HABITATION DESIGN + INTERIORS. ANY LICENSE, EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN HABITATION DESIGN + INTERIORS AND THE INSTRUCTING PARTY.
PRELIMINARY ONLY:
 THE INFORMATION CONTAINED IN THIS DOCUMENT IS FOR THE CLIENT ONLY. THE CLIENT SHALL MAKE THEIR OWN ENQUIRIES, ANALYSIS AND CALCULATIONS AND FORM THEIR OWN VIEWS IN RELATION TO THE USE OR DEVELOPMENT OF THE PROPERTY INCLUDING THE APPLICATION OF THE LOCAL GOVERNMENT AND STATUTORY CONTROLS. IT IS ASSUMED THAT THE CLIENT WILL RELY ON THEIR OWN EXPERTISE IN CONSIDERING THE INFORMATION CONTAINED HEREWITH.

3D PERSPECTIVE
PRELIMINARY
 NOT FOR CONSTRUCTION



Project Name		SCALE @ A1:	1 : 200
Project Status		SCALE @ A3:	1 : 200
CLIENT:	MR B. HUDSON	DRAWN BY:	F. A
ADDRESS:	79 The Corso, Gorokan	CHECKED BY:	J. P
		PROJECT NUMBER:	20155
		DATE:	27/09/22
		SHEET NUMBER:	A112