

Table of Submissions – RZ/6/2016

Submission Number	Point Raised in Submission	Response
1	<ul style="list-style-type: none"> <li>filling of part of the land presently zoned E2 Environmental and this area is within the Porters Creek flood plain. This flood plain is critical to the detention of waters in major storm events and the filtering of nutrients and silt from water before it enters Wyong Creek and subsequently the lake system. Any reduction of this natural filter and storage system must be discouraged by Council to protect the long term health of the waterways.</li> </ul>	<p>The proposal does not propose to rezone or fill land that is zoned E2 Environmental Conservation.</p> <p>The development footprint was amended (post Gateway) to significantly reduced the encroachment of both the proposed residential land into the flood planning area and proposed filling into the floodplain. The amended footprint also ensured land zoned E2 Environmental Conservation was not rezoned as part of the Planning Proposal.</p>
	<ul style="list-style-type: none"> <li>reduction of the presently zoned Recreation area by 2.55 Ha or some 45%. To increase population in the area and then reduce the people's opportunity for recreation, both passive and active, is nothing short of folly. There is little enough recreation area available now, with sporting clubs in the area constantly calling for more ovals and residents seeking passive open space area for simple sunlight and exercise, all opportunities to increase or at least retain open space must be preserved.</li> </ul>	<p>The Planning Proposal is reducing the size of the land zoned RE1 Public Recreation from 5.72 hectares to 3.17 hectares. Although the size of the park land will be reduced it will still be embellished to a standard suitable to accommodate the residents of the additional dwellings proposed under this rezoning. The additional funds received through Council's s7.11 Contribution Plan will be used to acquire and embellish additional open space land in the Warnervale area to offset the shortfall (if required) in open space from this development.</p>
2	<p>AV Jennings site masterplan includes a mix of standard Torrens Title 450m2+ lots, plus smaller "rear loaded" lots down to sub 300m2. It is requested that the Planning Proposal be amended to facilitate the masterplan vision.</p>	<p>Noted – this issue will be further investigated and considered through the preparation of the</p>

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		Central Coast Comprehensive Local Environmental Plan.
	<p>Under the current Draft Central Coast Local Environmental Plan, Clause 4.1F restricts dual occupancy development as follows:</p> <ul style="list-style-type: none"> <li>• Dual Occupancy (attached) 550 square metres</li> <li>• Dual Occupancy (detached) 700 square metres</li> </ul> <p>Can a site specific provision allowing dual occupancy development on sites of at least 400m2 be adopted for the site? The above control is contrary to the Low Rise Medium Density Housing Code which allows dual occupancy development on lots down to 400m2. This is also in line with Council's own Affordable and Alternative Housing Strategy.</p>	Noted – this issue will be further investigated and considered through the preparation of the Central Coast Comprehensive Local Environmental Plan.
	<p><u>Draft Development Control Plan</u></p> <p>Include a provision within the Draft DCP to allow for development in accordance with the Low Rise Medium Density Housing Code with the following exclusions:</p> <ul style="list-style-type: none"> <li>• Allow manor homes (2 storey building, 2 dwellings in each storey) and multi dwelling development (3 dwellings) on corner lots or those with rear land access only.</li> </ul> <p>This will facilitate housing choice in accordance with the Low Rise Medium Density Housing Code which is in line with Council's own Affordable and Alternative Housing Strategy. The exclusion is requested to prevent third parties from building low quality manor or multi dwellings on lots which don't access a laneway or have a dual street frontage.</p>	Noted – this issue will be considered through the preparation of the Central Coast Comprehensive Local Environmental Plan and Central Coast Comprehensive Development Control Plan.
	<u>Multi-Generational Housing</u>	Noted – this issue will be further investigated and considered through the preparation of the

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	<p>Multi-generational housing includes a three (3) storey building including one (1) dwelling on each level to cater for families including three (3) generations.</p> <p>Include a provision within the Draft DCP to allow three (3) storey construction for multi-generational housing opposite the park to the north.</p> <p>AVJennings wish to explore this type of development opposite the future park within the "arc" to the north across R1 zoned land. Current and draft multi-dwelling housing controls restrict this type of development to two (2) storeys.</p>	<p>Central Coast Comprehensive Local Environmental Plan.</p>
	<p><u>Corner Lots</u></p> <p>Include a provision within the Draft DCP to allow the creation of corner lots to 450m2.</p> <p>The Low Rise Medium Density Housing Code, allows for dual occupancy development on lots down to 400m2. Council's current lot size standards are out of line with current planning policy and therefore do not facilitate affordable housing or efficient use of residentially zoned land.</p>	<p>This is a broader issue and will require a review of controls within multiple DCP chapters. This will be considered as part of the Comprehensive LEP and DCP.</p>
	<p><u>New Road Type</u></p> <p>Add a new Road Type - Park Edge Road (A&amp;B) around the park which provides formal parking on the park side every 100m as well as placing the 2.5m wide shared pathway within the park as shown overleaf.</p> <p>To provide formal parking on the park side of the road for visitors of the park given that it will be a destination and not just used by residents of the subdivision. The shared pathway will also be within the parkland rather than the road reserve as this gives an opportunity to meander the pathway around the park for improved amenity.</p>	<p>Noted – The draft DCP will be updated to include the new road type.</p>

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	<p><u>Setbacks</u></p> <p>Include provision to allow a reduced front setback to 3m for rear-loaded lots off a laneway. To provide better street appeal given that a large setback is not needed to accommodate garage/driveways, as these will be located off the laneway.</p> <p>Allow zero setback for garages and secondary dwellings atop garages facing laneways. Current controls under the Dwelling DCPs don't include setbacks for secondary dwellings to laneways, and garages can only have 50% of frontage with a zero setback.</p>	<p>This is a broader issue and will require a review of controls within multiple DCP chapters. This will be considered as part of the Comprehensive LEP and DCP.</p>
	<p><u>Figure 3 Park and Open Space locations</u></p> <p>Figure 3 shows a small formalised park in NW corner and the colour used for the remaining area looks like "recreation/playfields" as shown within the corresponding legend.</p> <p>Increase the formalized park to add area shown in red below and amend colour for remaining area to be consistent with the key colour for "parkland". This will provide flexibility in the location of the formalized park and to ensure the remaining area is developed as parkland only.</p>	<p>The draft DCP will be updated to increase the flexibility in the location of the formalised park.</p>
	<p><u>Figure 4 Indicative road layout and hierarchy</u></p> <p>Figure 4 is based on an old layout. The current masterplan which has been conceptually approved by Council's Development Assessment staff (July 2020) removes various laneways and roads which are no longer proposed. Amend Figure 4 to remove the roads "crossed out" in black.</p>	<p>Noted – draft DCP will be updated to include new layout.</p>
	<p><u>Figure 5 Indicative Pedestrian and cycleway routes</u></p> <p>Figure 5 requires on road cycleways (shown in purple), amend to off road shared pathway.</p> <p>Reason: Council's Engineers prefer off road cycleways.</p>	<p>Noted – draft DCP will be updated to include new layout.</p>

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	<p><u>43m Asset Protection Zone (APZ) and 10m building setback</u></p> <p>Request the following provision be deleted:</p> <ul style="list-style-type: none"> <li>• 2.4f A 43m wide asset protection zone (APZ) bushfire buffer is provided on park edge roads and to the edge of the Porters Creek wetland adjacent to the employment precinct. A 10 metre building setback requirement will form part of this APZ. And,</li> <li>• 3.2 e A 10 metre building setback requirement forming part of the Bushfire Asset Protection Zone is to apply on property adjoining park edge roads.</li> </ul> <p>Based on Planning for Bushfire Protection 2019 and the latest bushfire studies undertaken for the site, the maximum APZ required for future development where the perimeter road applies is now only 10m, not 43m (see Figure below).</p> <p>The 43m APZ came from a basic vegetation assessment using the maximum fuel load vegetation when Precinct 7A was rezoned. The existing and future vegetation (noting the E3 Zone is to be rehabilitated to a wetland state) requires significantly reduced APZs. Further, the bushfire assessment methodology adopted for the AVJ development uses a "Method 2" system, whereby a refined slope assessment is undertaken to get a more realistic hazard assessment.</p> <p>Further to the above, no APZ is required opposite the park due to separation from other vegetation.</p> <p>Taking the above into consideration, these controls are no longer applicable and if enforced would have the effect of unnecessarily losing developable land.</p>	<p>Noted – the draft DCP has been updated to meet current Bushfire Legislation.</p>
	<p><u>Draft DCP Chapter 5.25</u></p> <p>Request: Draft DCP Chapter 5.25 does not include the Type 11 – Perimeter Road which is included within Draft DCP 6.5.</p>	<p>Noted – Draft DCP Chapter 5.25 has been updated.</p>