



Council recently entered into a Memorandum of Understanding with Pacific Link Housing Association Ltd. The MoU supports increasing housing choice in the Shire. Pictured are General Manager Michael Whittaker and Chairman of Pacific Link Housing David Bacon officially signing the MoU.

Business Paper

ORDINARY COUNCIL MEETING

26 April 2012



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MEETING NOTICE

The **ORDINARY COUNCIL MEETING**
of **Wyong Shire Council**
will be held in the **Council Chamber,**
Wyong Civic Centre, Hely Street, Wyong on
THURSDAY 26 APRIL 2012 at 5.00 pm,
for the transaction of the business listed below:

OPENING PRAYER

ACKNOWLEDGEMENT OF COUNTRY

RECEIPT OF APOLOGIES

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10 QUESTIONS ON NOTICE ASKED

At the conclusion of the meeting and at the discretion of the Mayor, Council may meet with staff in an informal, non-decision making mode for a period of no more than 30 minutes.

Michael Whittaker
GENERAL MANAGER

1.1 Disclosures of Interest

TRIM REFERENCE: F2012/00026 - D02944649

MANAGER: Lesley Crawley, Manager Corporate Governance

AUTHOR: Jacquie Elvidge; Councillor Services Officer

The provisions of Chapter 14 of the *Local Government Act, 1993* regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

RECOMMENDATION

That Councillors now disclose any conflicts of interest in matters under consideration by Council at this meeting.

1.2 Proposed Inspections and Briefings

TRIM REFERENCE: F2012/00026 - D02944652

MANAGER: Lesley Crawley, Manager Corporate Governance

AUTHOR: Jacque Elvidge; Councillor Services Officer

SUMMARY

Inspection proposed to be held on 2 May 2012:

Location	Director
Infraserve Pty Ltd in Wyong, New South Wales 4A Amy Cl Wyong NSW 2259 (action item from the Councillor Weekend Workshop)	Corporate Services
DA 1062/2011 Boarding House, (Shelly's Resort) The Entrance Road, Long Jetty	Environment & Planning Services
DA 1148/2011 3 Storey Boarding House (Commercial at Ground Level), 268 Main Road, Toukley	Environment & Planning Services
DA 82/2012 Residential Flat Development consisting of 26 Senior's Living Units, 459 Pacific Highway, Wadalba	Environment & Planning Services
DA 137/2012 Shop Fit out - Bottle Shop, 2 Edward Stinson Ave, Wadalba	Environment & Planning Services
Fisherman's Wharf - 12 The Entrance Road, The Entrance DA 607/2006/D & DA 1457/2010/D	Environment & Planning Services

Briefings proposed for this meeting and future meetings to be held in the Wilfred Barrett and Tim Farrell Committee Rooms.

Date	Briefing	Description	Time	Presented by
26 April 2012	Central Coast Highway Streetscape Improvements	Presentation of streetscape improvement plans for The Entrance Road through Long Jetty	12.00 noon – 12.30 pm	Manager Place Management / Urban Designer Place Management
26 April 2012	Retail Strategy Review	Advise Councillors of the draft recommendations and outcomes of the study	12.30 pm – 1.30 pm	Manager Land Use Planning and Policy Development
26 April 2012	Community Facilities Strategy	Present the draft Community Facilities Strategy and key recommendations for endorsement to be placed on public exhibition	1.30 pm – 2.00 pm	Manager Community and Cultural Development
26 April 2012	Community Learning Strategy	Present the draft Learning Communities Strategy and key recommendations for endorsement to be placed on public exhibition	2.00 pm – 2.30 pm	Manager Community and Cultural Development / Manager Lifelong Learning

1.2 Proposed Inspections and Briefings (contd)

26 April 2012	Central Coast Water Corporation – Cost Benefit Analysis	Provide Councillors with an update on the cost benefit analysis undertaken by Price Waterhouse Coopers	2.30 pm – 3.30 pm	General Manager
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RECOMMENDATION

That Council receive the report on Proposed Inspections and Briefings.

1 Proposed Schedule of Briefings for 2012 D02977049

Proposed Quarter	PROPOSED DATE	Briefing Title	Director
2nd qtr	26th April	CCWC	Infrastructure Management
2nd qtr	26th April	Community facilities strategy	Community & Recreation Services
2nd qtr	26th April	Community Learning Strategy	Community & Recreation Services
2nd qtr	26th April	Central Coast highway Streetscape Improvements	EPS
2nd qtr	23rd May tbc	Section 94 model including credits	Environment and Planning Services
2nd qtr	May	Iconic Site No 5 – Lakeside Plaza	Environment and Planning Services
2nd qtr	May	Tuggerah Town Centre Masterplan	Environment and Planning Services
2nd qtr	23 May 2012	Strategy for Managing S94 Credits	EPS
2nd qtr	23rd may	Norah Head Boat ramp Part 1	Community & Recreation Services
2nd qtr	may	Volunteer Framework	Community & Recreation Services
2nd qtr	23 May 2012	The Entrance Sea Wall	Community & Recreation Services
2nd qtr	May	Greening Wyong Strategy	Community & Recreation Services
2nd qtr	May	Strategic plan fees - Final Draft	corporate services
2nd qtr	may	Precinct 7A Masterplan - Feedback following exhibition	Environment and Planning Services
2nd qtr	May	Porters Creek Floodplain Risk Management Plan	Infrastructure Management
2nd qtr	May	Greenhouse Mitigation Plan/Green Energy Funds Projects - May 2011	Infrastructure Management
2nd qtr	23rd May	GM's performance Review	Corporate Services
2nd qtr	23rd May	Central Coast Research Foundation	Corporate Services
2nd qtr	23rd May	Strategic/annual plan	Corporate Services
2nd qtr	May/June	Precincts	Community & Recreation Services
2nd qtr	June	Customer Service Charter	Community & Recreation Services

Proposed Quarter	PROPOSED DATE	Briefing Title	Director
2nd qtr	June	Tuggerah Lakes Floodplain Risk management Study and Plan	Infrastructure Management
2nd qtr	13 June 2012	13 June, 2012 -- 1 hour briefing on submissions to the draft to the WSC SP	Corporate Services
3rd qtr	August	Progress on the Community Strategic Plan (SSV)	Corporate Services
3rd qtr	8 Aug	Plan of management central coast caravan parks	Community & Recreation Services
4th qtr	New Councillors	Urban Design Principles & Concepts	Environment and Planning Services
3rd qtr	Oct	RZ/7/2009 Chittaway Point Rezoning	Environment and Planning Services
4th qtr	October	Norah Head Boat ramp Part 2	Community & Recreation Services
4th qtr	October	Full introduction CCWC for the new Council	Corporate Services/
2nd qtr		Provide update of plans and financial viability of The Art House and Cultural Development	Community & Recreation Services
4th qtr		Committee structure	Corporate Services
2nd qtr		Comprehensive LEP after exhibition	Environment and Planning Services
2nd qtr		Draft Shire-Wide Contributions Plan	Environment and Planning Services
2nd Qtr		Carbon Management	Environment and Planning Services
2nd Qtr		Natural Resources Strategy	Environment and Planning Services
2nd Qtr		Iconic Development Site No 11 - Council Carpark, Coles, Senior Citizens & Toukley Town Centre	Environment and Planning Services
2nd Qtr		Iconic Development Site No 16 - 216-222 Main Road & Rowland Terrace, Toukley	Environment and Planning Services
2nd Qtr		Iconic Development Site No 13 - Former Shell Service Station, Council carpark & adjoining sites, Main Road, Yaralla Street and Beachcomber Parade, Toukley	Environment and Planning Services

Proposed Quarter	PROPOSED DATE	Briefing Title	Director
2nd Qtr		Bushfire Works Plan	Environment and Planning Services
3rd qtr		Biodiversity Management Plan	Environment and Planning Services
3rd qtr		Iconic development site No 14 - beach parade Canton Beach	Environment and Planning Services
4th qtr		Wyang Employment Zone - results of DCP and S94 Contributions Plan/Biocertification update, DCP amendment update	Environment and Planning Services
		Sea Level Rise Notification & 149 Certificate	General Counsel/Environment and Planning Services
		Central Coast Taxis	Infrastructure Management

1.3 Confirmation of Minutes of Previous Meeting

TRIM REFERENCE: F2012/00026 - D02944657

MANAGER: Lesley Crawley, Manager Corporate Governance

AUTHOR: Jacquie Elvidge; Councillor Services Officer

SUMMARY

Confirmation of minutes of the previous Ordinary Meeting of Council held on 28 March 2012, Extraordinary Meeting of Council held on the 11 April 2012 and re adoption of items 4.6 and 4.7 from the minutes of 14 March 2012.

RECOMMENDATION

- 1** *That Council confirm the minutes of the previous Ordinary Meeting of Council held on 28 March 2012 and Extraordinary Meeting of Council held on 11 April 2012.*
- 2** *That Council adopt the corrected resolutions for items 4.6 – Proposed Road Renaming – Woodland Parkway, Buff Point and 4.7 – Proposed Road Renaming – Kitchener Road, Long Jetty from page 13 of the Minutes of the Ordinary Meeting of Council held on 14 March 2012.*

BACKGROUND

At the Council meeting on Wednesday 14 March 2012, Councillors voted and adopted the following resolutions:

4.6 Proposed Road Renaming – Woodland Parkway, Buff Point

- 1 That Council give public notice in accordance with the requirements of the Roads Regulations 2008 of its intention to rename a section of Woodland Parkway, Budgewoi including written notification to affected property owners and relevant public authorities.*
- 2 That, subject to no significant objections being received, Council rename that section of Woodland Parkway between Sonoma Road and Scenic Drive, to “Sonoma Road” being a continuation of the existing street.*

4.7 Proposed Road Renaming – Kitchener Road, Long Jetty

- 1 That Council give public notice in accordance with the requirements of the Roads Regulations 2008 of its intention to rename a section of Kitchener Road to the north of Jubilee Park including written notification to affected property owners and relevant public authorities.*
- 2 That, subject to no significant objections being received, Council rename that section of Kitchener Road to the north of Jubilee Park “Price Place”.*

1.3 Confirmation of Minutes of Previous Meeting (contd)

- 3 *That there be no change in name to that section of Kitchener Road situated between Jubilee Road and Archbold Road.*

The correct resolution was displayed on the night of the meeting; however an error occurred during the transcription of the minutes after the meeting.

Incorrect Minutes

4.6 Proposed Road Renaming – Woodland Parkway, Buff Point

- 1 *That Council give public notice in accordance with the requirements of the Roads Regulation 2008 of its intention to rename the segmented sections of Woodland Parkway, Budgewoi including written notification to affected property owners and relevant public authorities.*
- 2 *That, subject to no significant objections being received, Council rename:*
 - a *That section of Woodland Parkway between Sonoma Road and Scenic Drive, “Sonoma Road” being a continuation of the existing street, and*
 - b *That section of Woodland Parkway between Sonoma Road and the Council reserve “Raft Close”*

4.7 Proposed Road Renaming – Kitchener Road, Long Jetty

- 1 *That Council give public notice in accordance with the requirements of the Roads Regulation 2008 of its intention to rename the segmented sections of Kitchener Road, including written notification to affected property owners and relevant public authorities.*
- 2 *That, subject to no significant objections being received, Council rename:*
 - a *That section of Kitchener Road to the north of Jubilee Park “Sutton Avenue” being a continuation of the existing street, and*
 - b *That section of Kitchener Road between Jubilee Park and Archbold Road, “Price Place”.*

The effect of the incorrect minutes has a section in the Buff Point proposal being renamed to Raft Place and a section of Long Jetty proposal being renamed to Sutton Avenue. These renamings were not supported by Council.

The incorrect minutes were adopted by Council at its 28 March 2012 Ordinary Meeting.

1.3 Confirmation of Minutes of Previous Meeting (contd)

CONCLUSION

The adopted minutes of a meeting may only be changed by re-adoption by Council.

The correct resolutions are now submitted (as attached) for adoption.

ATTACHMENTS

- | | | |
|----------|--|-----------|
| 1 | MINUTES - Ordinary Meeting - 28 March 2012 | D02961955 |
| 2 | MINUTES - Extraordinary Meeting - 11 April 2012 | D02971254 |
| 3 | MINUTES - Ordinary Meeting - 14 March 2012 (Amendment - Page 13) | D02976567 |

WYONG SHIRE COUNCIL

**MINUTES OF THE
ORDINARY COUNCIL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 28 March 2012
COMMENCING AT 5:00 PM**

PRESENT

Councillors R L Graham (Chairperson), G P Best, D J Eaton, L A Matthews, E M McBride, J J McNamara, W R Symington (arrived at 5.07 pm), D P Vincent, L D Webster and S A Wynn.

IN ATTENDANCE

General Manager, Director Environment and Planning Services, Director Infrastructure Management, Director Corporate Services, Director Community and Recreation Services General Counsel, Manager Development Assessment, Manager Place Management, Manager Land Use Planning and Policy Development.

Senior Planning Engineer - Hydrology and two administration staff.

The Mayor, Councillor Graham, declared the meeting open at 5.01 pm and advised that in accordance with the Code of Meeting Practice that the meeting is being recorded.

Mr John Hardwick delivered the opening prayer and Councillor Matthews read an acknowledgment of country statement.

APOLOGIES

There were no apologies.

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor MCNAMARA:

That Council adjourn the Open Session and move into Extraordinary Session for a period of 45mins.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

Resumption of Ordinary Meeting

The meeting resumed in Open Session at 5.45 pm

At the commencement of the ordinary meeting report nos 1.1, 1.2 and 2.1, were dealt with first then the remaining reports in order. However for the sake of clarity the reports are recorded in their correct agenda sequence.

1.1 Disclosures of Interest

U2/12 Motion of Urgency - Acknowledgement of the Central Coast Mariners Football Club

Councillor Graham declared a non-pecuniary significant conflict of interest in the matter for the reason that he is a member of the Central Coast Mariners' Board of Directors, left the chamber at 7.45 pm, took no part in discussion, did not vote and returned to the chamber at 8.02 pm.

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor MCNAMARA:

That Council receive the report on Disclosure of Interest and note advice of disclosures.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor EATON:

1 That Council allow meeting practice to be varied.

2 That Council use the exception method to deal with the balance of the Agenda.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That with the exception of report numbers 1.2, 2.1, 2.2, 2.4, 2.5, 5.2, 5.3 and 9.1 Council adopt the recommendations contained in the remaining reports.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

1.2 Proposed Inspections and Briefings

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor BEST:

- 1 That Council receive the amended report on Proposed Inspections and Briefings.**
- 2 That Council conduct an inspection of the Nan Tien Buddhist Temple at Wollongong at an appropriate time to be arranged between Wollongong Council, Wyong Councillors and staff.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

1.3 Confirmation of Minutes of Previous Meeting

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council confirm the minutes of the previous Ordinary Meeting of Council held on 14 March 2012.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

Business Arising

There was no business arising.

1.4 Address by Invited Speakers

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

- 1 That Council receive the amended report on Invited Speakers.**
- 2 That Council agree meeting practice be varied to allow reports from Directors and/or the General Manager to be dealt with following an Invited Speaker's address.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

1.5 Notice of Intention to Deal with Matters in Confidential Session

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

1 That Council consider the following matters in Confidential Session, pursuant to Sections 10A(2)(c) and (d)(ii) of the Local Government Act 1993:

10.1 - External Audit Tender Report

10.2 - Loan Facility Agreement

10.3 - Federal Government's "Caring for our Country" Grant - Current Status

10.4 - Proposed Aldi Development and Voluntary Planning Agreement at Wyong

2 That Council note:

the reason for considering items 10.1, 10.2 and 10.3 in confidential session is because they contain commercial information of a confidential nature that would prejudice the commercial position of the person who supplied it or confer a commercial advantage on a competitor of the Council and

the reason for considering Item 10.4 in confidential session is because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and also contains commercial information of a confidential nature that would prejudice the commercial position of the person who supplied it or confer a commercial advantage on a competitor of the Council

3 That Council request the General Manager to report on this matter in open session of Council.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

2.1 DA 200/2011 - Residential Flat Building Comprising Three (3) Townhouses and Separate Dwelling-House at The Entrance North

Mr John Hancock from SJH Planning and Design, speaking against the recommendation, addressed the meeting at 5.47 pm, answered questions and retired at 5.51 pm.

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor WEBSTER:

- 1 ***That Council refer DA 200/2011 to the Director Environment and Planning Services to develop appropriate conditions for consent including conditions around the 2050 hazard line, the appropriate setback from the lake and all other standard conditions.***
- 2 ***That DA 200/2011 be submitted to Council for consideration before the Development Consent is issued.***

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

2.2 DA 987/2011 - Proposed Boundary Adjustment at Little Jilliby

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor EATON:

- 1 ***That Council grant consent subject to the conditions detailed in the schedule attached to the report, having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues.***
- 2 ***That Council assume the concurrence of the Director-General of the Department of Planning for the use of State Environmental Planning Policy No 1 to vary the development standard of Clause 13(3)(b) of Wyong Local Environmental Plan 1991 to permit the proposed development.***

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

2.3 DA/80/2012 - 2 Lot Subdivision at 1 Howelston Road, Gorokan

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

- 1 ***That Council, having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues, grant consent subject to the conditions detailed in the schedule attached to the report.***

- 2 That Council vary Clause 42D of Wyong Local Environmental Plan 1991 to permit the development.
- 3 That Council assume the concurrence of the Director General of the Department of Planning for the use of State Environmental Planning Policy No 1 to vary the development standard of Clause 42D of Wyong Local Environmental Plan 1991 to permit the proposed development.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

2.4 Wyong Shire-wide Heritage Review - Consideration of Deferred Items

Councillor Vincent left the chamber at 6.28 pm and returned to the chamber at 6.30 pm during consideration of this item.

RESOLVED on the motion of Councillor EATON and seconded by Councillor BEST

- 1 That Council adopt the recommendation to establish the Wyong Town Centre Heritage Conservation Area for inclusion in Wyong Local Environmental Plan 2012 and Development Control Plan 2012.
- 2 That Council include the heritage item 'Streetscape' in the draft heritage schedule for inclusion in Wyong Local Environmental Plan 2012.
- 3 That Council exclude the South Tacoma Heritage Conservation Area from the Wyong Local Environmental Plan 2012 and Development Control Plan 2012.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MCNAMARA, SYMINGTON, WEBSTER AND WYNN

AGAINST: COUNCILLORS MATTHEWS, MCBRIDE AND VINCENT

2.5 Precinct 7A Rezoning - Warnervale and Hamlyn Terrace

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor SYMINGTON:

- 1 That Council endorse the Planning Proposal for the purposes of community consultation (see Enclosure/Attachment 6).**
- 2 That Council exhibit the Planning Proposal for 28 days, subject to the determination and specification of any additional requirements arising from further Gateway consultations.**
- 3 That Council receive a further report on the results of public consultation.**
- 4 That Council prepare a Development Control Plan based on the Precinct 7A Structure Plan and as part of this action investigate the potential to set aside additional natural areas without reducing the overall yield by increasing the density near the major transport nodes.**
- 5 That Council exhibit Development Control Plan for 28 days.**
- 6 That Council delegate authority to the General Manager to undertake any amendments to the Planning Proposal prior to public exhibition.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

3.1 Proposed Easement to AusGrid for Substation Kiosk over Lot 14 DP 726244 at Chittaway Road, Ourimbah

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

- 1 That Council grant an easement for a kiosk style electricity substation 5.3m² x 3.3m² over Lot 14 DP 726244 Chittaway Road, Ourimbah to AusGrid.**
- 2 That Council grant an easement for electricity & other purposes 2.0m² wide over Lot 14 DP 726244 Chittaway Road, Ourimbah to AusGrid for a substation kiosk.**
- 3 That Council grant a right of carriageway 4.0m² wide over Lot 14 DP 726244 Chittaway Road, Ourimbah to AusGrid for a substation kiosk.**
- 4 That Council sign the AusGrid Deed of Agreement for Easement which will allow access to the site for the purpose of constructing a substation kiosk to service the Ourimbah pump station WPS 17.**
- 5 That Council authorise the Common Seal of Wyong Shire Council to be affixed to all related documents as required.**
- 6 That Council authorise the Mayor and the General Manager to execute all documents relating to the grant of easement between Wyong Shire Council and AusGrid.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

4.1 CPA/181554 - Detailed Design and Documentation for Remediation of Mardi Landfill - Approval of Variation and Increase to Contract Budget

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

- 1 That Council approve a variation to contract CPA/181554 - Detailed Design and Documentation for Remediation of Former Mardi Landfill, in the amount of \$40,000 (excl GST), for Mardi Landfill eastern batter investigation;**
- 2 That Council approve Contract CPA/181554 for a budget of \$379,686.00 (excl GST) that provides an amount of \$40,000 (excl GST) for the variation in Item 1, \$36,500.00 (excl GST) for provisional sum items identified within the tender and a contingency amount of \$39,000.00 (excl GST), representing approximately 15% of the contract value, to provide for any unforeseen additional works that may become necessary during the course of the project.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

5.1 Proposed Amendments to Capital Works Projects to be Completed in 2011/12

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

- 1 That Council note that the proposed capital expenditure (CAPEX) program for 2011/12 is expected to be underspent by \$21.680M, as a result of some savings being achieved in some completed projects and also as a result of some works being delayed or deferred as a result of issues in the design and approval process or changed circumstances.**
- 2 That Council approve the bringing forward of a total amount of \$4,286,500 worth of projects, as listed in the attachment to this report, to allow them to be completed during 2011/12 and to improve cash flows for 2011/12 and 2012/13.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

5.2 Memorandum of Understanding with Pacific Link Community Housing Association

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor EATON:

That Council delegate to the General Manager the authority to enter into a Memorandum of Understanding with Pacific Link Community Housing Association Ltd.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

5.3 Amendment to the Code of Meeting Practice

Councillor Best left the chamber at 6.52 pm and returned to the chamber at 6.54 pm during consideration of this item.

RESOLVED on the motion of Councillor EATON and seconded by Councillor BEST:

That Council amend the WSC Code of Meeting Practice, Clause 2.1.5 by adding:-

“-The Chairperson and General Manager, may, by agreement, determine that additional ordinary or extraordinary meetings are required to meet the business needs and workload of Council and they may call such meetings provided that notification is in accordance with legislation and this Code.”

The MOTION was put to the vote and declared CARRIED on the casting vote of the Mayor.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MCNAMARA AND WEBSTER

AGAINST: COUNCILLORS MATTHEWS, MCBRIDE, SYMINGTON, VINCENT AND WYNN

POINT OF ORDER

Councillor Symington raised a point of order in relation to comments made by Councillor Eaton in respect of the General Manager.

The Mayor upheld the Point of Order.

6.1 Information Reports

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That with the exception of report numbers and Council receive the information reports and adopt the recommendations.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

6.2 Results of Water Quality Testing for Beaches and Lake Swimming Locations

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Results of Water Quality Testing for Beaches and Lake Swimming Locations.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

6.3 Works in Progress - Water Supply and Sewerage

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Works in Progress - Water Supply and Sewerage.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

6.4 Waste Levy Charges - Waste Levy Review

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Waste Levy Charges - Waste Levy Review.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

6.5 General Works in Progress

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on General Works in Progress.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

6.6 Investment Report for February 2012

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Investment Report for February 2012.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

6.7 Activities of the Development Assessment and Building Certification and Health Units.

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Activities of the Development Assessment and Building Certification and Health Units.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

6.8 Mardi to Mangrove Link Project Status

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Mardi to Mangrove Link Project Status.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

6.9 Outstanding Questions on Notice and Notices of Motion

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor VINCENT:

That Council receive the report on Outstanding Questions on Notice and Notices of Motion.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

8.1 Notice of Motion - Toukley Taj Mahal Saga

Councillor Wynn left the chamber at 7.16 pm and returned to the chamber at 7.17 pm and as a result took no part in voting.

Councillor Matthews left the chamber at 7.16 pm and returned to the chamber at 7.17 pm and as a result took no part in voting.

RESOLVED on the motion of Councillor BEST and seconded by Councillor McNamara:

- 1 That Council note the widespread community concern over the now 7 year saga to gain completion of the eye sore site known as the 'Toukley Taj Mahal.'**
- 2 That Council direct the General Manager to provide a report to Council on any progress to date with bringing into compliance this site, located on the gateway to Toukley.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MCNAMARA, SYMINGTON AND WEBSTER
AGAINST: COUNCILLORS MCBRIDE AND VINCENT

9.1 Notice of Rescission - CPA/205510 Wyong River Catchments Flood Study

Councillor Wynn left the chamber at 7.16 pm and returned to the chamber at 7.19 pm during consideration of this item.

Councillor Matthews left the chamber at 7.16 pm and returned to the chamber at 7.19 pm during consideration of this item.

RESOLVED on the motion of Councillor EATON and seconded by Councillor BEST:

That the following resolution carried at the Ordinary Meeting of Council held on 14 March 2012 be rescinded:

- "1 That Council accept tender no. 3 from BMT WBM Pty Ltd in the lump sum amount of \$156,260.00 excluding GST.**
- 2 That Council approve a contingency amount of \$15,600 excluding GST representing approximately 10% of the contract value, to provide for any unforeseen additional works that may become necessary during the course of the project."**

The MOTION was put to the vote and declared CARRIED on the casting vote of the Mayor.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MCNAMARA AND WEBSTER

AGAINST: COUNCILLORS MATTHEWS, MCBRIDE, SYMINGTON, VINCENT AND WYNN

It was MOVED by Councillor EATON and SECONDED by Councillor BEST:

That Council defer this matter pending advice on the effect on insurances and land values of including theoretical sea level rise into the study.

The MOTION was put to the vote and declared LOST

FOR: COUNCILLORS BEST, EATON AND MCNAMARA

AGAINST: COUNCILLORS GRAHAM, MATTHEWS, MCBRIDE, SYMINGTON, VINCENT, WEBSTER AND WYNN

The General Manager noted that the item would have to be resolved at a future meeting of Council.

LEAVE TO INTRODUCE A MOTION OF URGENCY

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor MATTHEWS:

That Council consider a Motion of Urgency regarding acknowledgement of the Central Coast Mariners Football Club should they succeed in winning the Premiership of the Australian A-League soccer competition which is due to take place on Saturday 31 March 2012.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

THE MAYOR RULED THAT THE MATTER WAS OF GREAT URGENCY AND COULD BE INTRODUCED AS A MOTION OF URGENCY.

U2/12 Motion of Urgency - Acknowledgement of the Central Coast Mariners Football Club

Councillor Doug Eaton
F2011/02504

Councillor Graham declared a non-pecuniary significant conflict of interest in the matter for the reason that he is a member of the Central Coast Mariners' Board of Directors, left the chamber at 7.45 pm, took no part in discussion, did not vote and returned to the chamber at 8.02 pm.

Councillor Wynn assumed the chair for consideration of this item.

RESOLVED on the motion of Councillor EATON and seconded by Councillor MATTHEWS

- 1 That Council formally congratulate the outstanding success of the Central Coast Mariners Football Club (the Mariners or CCM) in winning the Minor Premiership of the Australian A-League soccer competition.**
- 2 That Council authorise the General Manager to conduct an appropriate celebration that publicly recognises the success of the Mariners.**
- 3 That Council authorise the General Manager to arrange a public screening of the Grand Final subject to the Mariners becoming a Grand Finalist in 2012.**
- 4 That Council authorise the General Manager to arrange an appropriate public celebration and acknowledgement in the event the Mariners are successful in winning the Grand Final of 2012.**
- 5 That Council request the General Manager to seek funding and support from the other sponsors of the Central Coast Mariners and Gosford City Council.**
- 6 That Council request the General Manager to ensure that these events be held in Wyong Shire.**

FOR: COUNCILLORS BEST, EATON, MATTHEWS, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: COUNCILLOR MCBRIDE

Councillor Graham resumed the chair at 8.02pm.

The General Manager reported the resolutions on the Confidential Items to the Ordinary meeting of council as follows:

10.1 External Audit Tender Report

- 1 That Council appoint PricewaterhouseCoopers (PWC) as Council's External Auditor for a period of six years from 1 July 2011 to 30 June 2017 for the annual lump sum price of \$100,000.00 for 2012-13 and as adjusted in accordance the consumer price index (CPI) for subsequent years.**
- 2 That Council note the total estimated contract value of \$600,000.00 exceeds the minimum Council by resolution approval threshold requirements of s.55 of the Local Government Act 1993.**
- 3 That Council authorise the General Manager to execute all documentation related to the formal contract between Council and PWC, provided that Wyong Shire Council (WSC) retains, at its sole discretion, the right to preclude PWC from other Council consultancies during their term as External Auditor should there be a perceived conflict of interest by WSC.**

10.2 Loan Facility Agreement

- 1 That Council accept the offer of loan borrowings, as dated 21 March 2012, for an amount of \$18,125,000 for a 10 year term, based on a 20 year amortisation table, from Australia and New Zealand Banking Group ABN 11 005 357 522 ("ANZ") in accordance with the 2011-15 Strategic Plan.**
- 2 That Council authorise the Common Seal to be affixed to the Facility Agreement between the Wyong Shire Council and ANZ.**
- 3 That Council authorise the Mayor and General Manager to execute all documents relating to the Facility Agreement between the Wyong Shire Council and ANZ relating to the loan in recommendation 1.**

10.3 Federal Government's "Caring for our Country" Grant accelerated works program - Current Status

- 1 That Council receive the report on the Caring for our Country accelerated works program.**
- 2 That Council note the second Caring for our Country milestone payment of \$2M will be made in the 2011-12 Financial Year provided the mitigation actions outlined in the body of the report are implemented and the required expenditure met.**

10.4 Proposed Aldi Development and Voluntary Planning Agreement at Wyong

- 1 That Council receive the report on Proposed Aldi Development and Voluntary Planning Agreement at Wyong.
- 2 That Council authorise the General Manager to execute the Voluntary Planning Agreement that meets his satisfaction.
- 3 That Council consider any additional funds required for undertaking upgrades to the stormwater drainage system in Wyong as part of the 2012/13 Annual Plan.

QUESTIONS ON NOTICE

Q11/12 Wallarah 2 Coal Wording - The Hon. Chris Hartcher MP
Councillor Sue Wynn
F2004/07086

“Can Council please ascertain the wording of the Minister for the Central Coast, The Honourable Chris Hartcher MP, from the meeting held at Mingara Sport and Recreation Club on Wednesday 21 March 2012, for State Plan 281, with regard to Wallarah 2 Coal Mine, where it is believed he stated the NSW State Government was beginning the process to revoke the licence to explore/ mine by Wallarah 2 Coal?”

Q12/12 Impact of a Section 149 Flood Affection Notation on Residential Property Premiums
Councillor Doug Eaton
CPA/205510

“Could Council request its insurance broker/ insurers to advise Council on the impact on individual residential property premiums of a S149 flood affection notation due to predicted sea level rise?”

THE MEETING closed at 8.05 pm.

WYONG SHIRE COUNCIL

MINUTES OF THE
EXTRAORDINARY COUNCIL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 11 April 2012
COMMENCING AT 4:00PM

PRESENT

Councillors R L Graham (Chairperson), G P Best, D J Eaton, L A Matthews, E M McBride (arrived at 4.17 pm), J J McNamara, W R Symington, D P Vincent, L D Webster and S A Wynn.

IN ATTENDANCE

General Manager, Director Environment and Planning Services, Acting Director Infrastructure Management, Director Corporate Services, Director Community and Recreation Services and General Counsel.

Manager Integrated Planning, Senior Manager Hydrology, Corporate Planning Executive, Chief Financial Officer, Officer Integrated Planning and two administration staff.

The Mayor, Councillor Graham, declared the meeting open at 4.00 pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

Mr John Hardwick delivered the opening prayer and Councillor Matthews read an acknowledgment of country statement.

APOLOGIES

There were no apologies.

1.1 Disclosures of Interest

Councillor McBride entered the meeting at 4.17 pm and as a result did not take part in voting for this item.

RESOLVED unanimously on the motion of Councillor GRAHAM and seconded by Councillor BEST:

That Council receive the report on Disclosure of Interest and the fact that no disclosure was made be noted.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor GRAHAM:

That Council consider item 2.1, Exhibition of Draft Wyong Shire Council Strategic Plan 2012/16 (incorporating the Annual Plan and 4 year Delivery Plan), in seriatim.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

**2.1 Exhibition of Draft Wyong Shire Council Strategic Plan 2012/16
(incorporating the Annual Plan and 4 year Delivery Plan)**

Councillor McBride entered the meeting at 4.17 pm during consideration of this item.

Councillor Vincent left the meeting at 4.39 pm and returned to the meeting at 4.40 pm during consideration of this item.

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor BEST:

- 1 That Council adopt the Draft Wyong Shire Council Strategic Plan 2012/16 (the Draft Plan) for public exhibition.**
- 2 That Council receive submissions from the community and interested groups or stakeholders concerning the Draft Plan for consideration and possible inclusion in the final plan to be adopted by Council in May 2012.**
- 3 That Council note that no loan monies will be required during 2012/13 to support the planned activities.**
- 4 That Council authorise the General Manager to make appropriate corrections in the Draft Plan to eliminate numerical inconsistencies and typing errors.**
- 5 That Council approve the minor corrections to the draft Strategic Plan as tabled at the meeting.**
- 6 That Council prepare an Executive Summary to accompany the draft Strategic Plan.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN
AGAINST: NIL

RESOLVED on the motion of Councillor EATON and seconded by Councillor BEST:

- 7 That Council place the following notation on the face of all 2012-13 rate notices in minimum 12 point bold type "carbon tax increase included in this years rates".**

The MOTION was put to the vote and declared CARRIED on the casting vote of the Mayor.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MCNAMARA AND WEBSTER

AGAINST: COUNCILLORS MATTHEWS, MCBRIDE, SYMINGTON, VINCENT AND WYNN

RESOLVED on the motion of Councillor EATON and seconded by Councillor BEST:

- 8 That Council seek expert legal advice on the legality of the proposed \$25 storm water management charge.**

FOR: COUNCILLORS BEST, EATON, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON AND VINCENT

AGAINST: COUNCILLORS GRAHAM, WEBSTER AND WYNN

2.2 Reconsideration of - CPA/205510 Wyong River Catchments Flood Study

RESOLVED on the motion of Councillor GRAHAM and seconded by Councillor WEBSTER:

- 1 That Council accept tender no. 3 from BMT WBM Pty Ltd in the lump sum amount of \$156,260.00 ex GST.**
- 2 That Council approve a contingency amount of \$15,600 excluding GST representing approximately 10% of the contract value, to provide for any unforeseen additional works that may become necessary during the course of the project.**

FOR: COUNCILLORS GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: COUNCILLORS BEST AND EATON

2.3 Strategic Plan 2012-2016 - Emergency Works

RESOLVED unanimously on the motion of Councillor EATON and seconded by Councillor WEBSTER:

- 1 That Council receive the report on Wyong River Streambank Rehabilitation.**
- 2 That Council endorse the proposed tender strategy to undertake the works as a regulated open tender.**
- 3 That Council endorse to undertake the works as “emergency works” exempt from the Regulated Tendering Process under the provisions of s55(3)(k) of the Local Government Act 1993 in the event that further bank instability necessitates an acceleration of the tendering process.**
- 4 That Council endorse the General Manager approving a contract for the proposed works under delegation in the event recommendation 3 above is required.**
- 5 That Council approve the proposed project budget of \$2,195,000 (excl. GST), that provides for a contingency amount of \$350,000 (excl. GST)**

- 6 That Council direct the General Manager to seek funding from the other utility providers who have affected infrastructure.**

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA,
SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

THE MEETING closed at 5.05 pm.

MINUTES OF THE Ordinary Council Meeting OF COUNCIL 14 March 2012 contd

4.6 Proposed Road Renaming - Woodland Parkway Buff Point

Councillor Best left the meeting at 7.43 pm and returned to the meeting at 7.48 pm and as a result took no part in voting.

RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor VINCENT:

- 1 That Council give public notice in accordance with the requirements of the Roads Regulation 2008 of its intention to rename a section of Woodland Parkway, Budgewoi including written notification to affected property owners and relevant public authorities.**
- 2 That, subject to no significant objections being received, Council rename that section of Woodland Parkway between Sonoma Road and Scenic Drive, to "Sonoma Road" being a continuation of the existing street.**

FOR: COUNCILLORS EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

4.7 Proposed Road Renaming - Kitchener Road, Long Jetty

Councillor Best left the meeting at 7.43 pm and returned to the meeting at 7.48 pm and as a result took no part in voting.

RESOLVED unanimously on the motion of Councillor WEBSTER and seconded by Councillor EATON:

- 1 That Council give public notice in accordance with the requirements of the Roads Regulation 2008 of its intention to rename that section of Kitchener Road to the North of Jubilee Park including written notification to affected property owners and relevant public authorities.**
- 2 That, subject to no significant objections being received, Council rename that section of Kitchener Road to the north of Jubilee Park "Price Place".**
- 3 That there be no change in name to that section of Kitchener Road situated between Jubilee Park and Archbold Road.**

FOR: COUNCILLORS EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL

1.4 Address by Invited Speakers

TRIM REFERENCE: F2012/00026 - D02944669

MANAGER: Lesley Crawley, Manager Corporate Governance

AUTHOR: Jacquie Elvidge; Councillor Services Officer

SUMMARY

There have been no requests to address the Ordinary Meeting at the time of printing the Business Paper.

RECOMMENDATION

- 1** *That Council receive the report on Invited Speakers.*
- 2** *That Council agree meeting practice be varied to allow reports from Directors and/or the General Manager to be dealt with following an Invited Speaker's address.*

1.5 Notice of Intention to Deal with Matters in Confidential Session

TRIM REFERENCE: F2012/00026 - D02973835
MANAGER: Lesley Crawley; Manager Corporate Governance
AUTHOR: Jacquie Elvidge; Councillor Services Officer

SUMMARY

It is necessary for the Council to adopt a resolution to formalise its intention to deal with certain matters in Confidential Session. The reports are incorporated in the "Confidential" business paper which has been circulated to Councillors.

The Local Government Act, 1993 requires the General Manager to identify those matters listed on the business paper which may be categorised as confidential in terms of Section 10A of the Local Government Act, 1993.

RECOMMENDATION

1 That Council consider the following matters in Confidential Session, pursuant to Sections 10A(2) (d) (i) and (ii) of the Local Government Act 1993:

9.1 - Central Coast Water Corporation Cost Benefit Analysis

9.2 - Re-appointment of General Manager as Director of Central Coast Water Corporation

9.3 - Sale of Land at 31 Palmdale Road, Palmdale

2 That Council note the reason for considering items 9.1 and 9.2 in confidential session is the reports require commercial discussion and agreement with another party (Gosford City Council) before they can be presented for Wyong Shire Council's endorsement.

3 That Council note the reason for considering item 9.3 in confidential session is that it would confer a commercial advantage on a competitor of the Council.

4 That Council request the General Manager to report on this matter in open session of Council.

Note: Explanation - Section 10A of the Local Government Act 1993 states:

"2(a) personnel matters concerning particular individuals (other than Councillors),

2(b) the personal hardship of any resident or ratepayer,

2(c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business,

1.5 Notice of Intention to Deal with Matters in Confidential Session (contd)

2(d) *commercial information of a confidential nature that would, if disclosed:*

- (i) *prejudice the commercial position of the person who supplied it, or*
- (ii) *confer a commercial advantage on a competitor of the Council, or*
- (iii) *reveal a trade secret,*

2(e) *information that would, if disclosed, prejudice the maintenance of law,*

2(f) *matters affecting the security of the Council, Councillors, Council staff or Council property,*

2(g) *advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,*

2(h) *information concerning the nature and location of a place or an item of Aboriginal significance on community land.”*

2.1 DA 308/2011 - Residential Flat Development under SEPP (Affordable Rental Housing) 2009 at 35-41 Wilfred Barrett Drive, The Entrance North

TRIM REFERENCE: DA/308/2011 - D02961787

MANAGER: Peter Fryar; Manager Development Assessment

AUTHOR: Jenny Webb; Senior Development Planner

SUMMARY

An application has been received for a residential flat development under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP (Affordable Rental Housing)) at 35-41 Wilfred Barrett Drive, The Entrance North. The application has been examined having regard to the matters for consideration detailed in section 79C of the Environmental Planning and Assessment Act (EP&A Act) and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

Development for Affordable Housing with a Capital Investment Value (CIV) of more than \$5 million is classed as regional development and must be determined by the Hunter and Central Coast Joint Regional Planning Panel (JRPP). Due to the value of this application being \$7.9 million, it will be determined by the JRPP at its meeting to be held on 10 May 2012.

Applicant	Celex Pty Ltd
Owner	Mr H J Clifford and Mr L W Clifford
Application No	DA/308/2011
Description of Land	Lot 1 DP 862588 and Lot 76 DP 227174, No 35-41 Wilfred Barrett Drive, The Entrance North
Proposed Development	Demolition of existing dwelling-house and construction of six (6) residential flat buildings containing a total of 42 units and associated works
Site Area	6,266m ² (Lot 1 = 4623m ² Lot 76 = 1643m ²)
Zoning	2(a) General Residential Zone
Existing Use	Lot 76 – Dwelling-house and ancillary outbuildings Lot 1 - Vacant
Employment Generation	N/A
Estimated Value	\$7,948,784

The development application seeks consent for the demolition of an existing dwelling-house and ancillary outbuildings and the construction of infill affordable housing under SEPP (Affordable Rental Housing) 2009. The proposed development includes six (6) x two storey buildings with a maximum height of 8.5 metres. The buildings have a gross floor area (GFA) of 3,366 m² and comprise a total of forty-two (42) dwellings.

Key issues that were identified as part of the assessment of the development application included:

- Public opposition to the development and perceived social impacts

2.1 DA 308/2011 - Residential Flat Development under SEPP (Affordable Rental Housing) 2009 at 35-41 Wilfred Barrett Drive, The Entrance North (contd)

- Vehicular access from Wilfred Barrett Drive
- Impact of flooding
- Building design

The above issues have now been addressed through the preparation and assessment of a comprehensive social impact assessment, modifications to the vehicular access arrangement as requested by the Roads and Maritime Services (RMS), assessment of the flood hazard, sea level rise and evacuation paths and modifications to the building including the deletion of eleven (11) units and changes to the external materials and the roof form. The application is now recommended for approval.

RECOMMENDATION

- 1 That Council receive the report on DA 308/2011 - Residential Flat Development under SEPP (Affordable Rental Housing) 2009 at 35-41 Wilfred Barrett Drive, The Entrance North.**
- 2 That Council determine whether it wishes to make a submission to the Joint Regional Planning Panel separate to the staff report regarding the Application.**

Attached is the report being forwarded to the Hunter Central Coast JRPP's meeting to be held at Council on 10 May 2012.

ATTACHMENTS

1	Report to JRPP	Enclosure	D02969627
2	Draft Conditions of Consent	Enclosure	D02965964
3	Architectural Plans, Stormwater Plans and Landscape Plan	Enclosure	D02969775
4	NSW Office of Water Referral Comments and General Terms of Approval		D02776282
5	SEPP Affordable Rental Housing 2009 Savings and Transitional Provisions		D02966227
6	SEPP (Affordable Rental Housing) 2009 Assessment Table		d02966230
7	Bus Time Tables		D02966243
8	Bus Maps		D02966240
9	Urban Design Guidelines Assessment Table		D02966248
10	SEPP 71 Coastal Protection Assessment Table		D02966252
11	Wyong DCP 2005 Chapter 64 Assessment Table		D02966254
12	Summary of Public Submissions		D02966258



Office
of Water

Contact: Michelle Milford
Phone: 02 4904 2613
Fax: 02 4904 2503
Email: michelle.milford@water.nsw.gov.au

Our ref: 20 ERM2011/0500

Your ref: 308/2011

The General Manager
Wyong Shire Council
PO Box 20
Wyong NSW 2259

Attention: Jenny Webb

7 September 2011

Dear Ms Webb

**Re: Integrated Development Referral – General Terms of Approval
DA 308/2011 Residential flat building, 53 units,
35-41 Wilfred Barrett Drive, The Entrance North. (Lot 1 DP 8625588 and Lot 76 DP
227174)**

I refer to your letter dated 30 August 2011 regarding the above Integrated Development Application (DA). Attached, please find the NSW Office of Water's General Terms of Approval (GTA) for 'works' requiring a Controlled Activity Approval under the *Water Management Act 2000* (WMA).

Please note Council's statutory obligations under section 91A(3) of the *Environmental Planning and Assessment Act, 1979* (EPAA) which requires a consent, granted by a consent authority, to be consistent with the GTA proposed to be granted by the approval body.

If the proposed development is approved by Council, the NSW Office of Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- The NSW Office of Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional 'works' on waterfront land (ie in or within 40 metres from top of highest bank of a watercourse, foreshore, or lake). Once notified, the NSW Office of Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed 'works' are part of Council's proposed consent conditions and the 'works' do not appear in the original documentation.
- The NSW Office of Water should be notified if Council receives an application to modify the consent conditions. **Failure to notify may render the consent invalid.**
- The NSW Office of Water requests notification of any legal challenge to the consent.

Under Section 91A(6) of the EPAA, Council must provide the NSW Office of Water with a copy of any determination/s including refusals.

As a controlled activity (ie the 'works') cannot commence before the applicant applies for and obtains a Controlled Activity Approval, the NSW Office of Water recommends that the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Approval has been provided to Council".

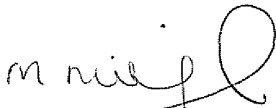
The attached GTA are not the Controlled Activity Approval. The applicant must apply (to the NSW Office of Water) for a Controlled Activity Approval **after consent** has been issued by Council **and before** the commencement of any 'works' on waterfront land.

Finalisation of a Controlled Activity Approval can take up to 8 weeks from the date the NSW Office of Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form together with any required plans, documents, the appropriate fee and security (ie bond, if applicable) and proof of Council's development consent.

Application forms for the Controlled Activity Approval are available from the undersigned or from the NSW Office of Water's website.

The NSW Office of Water requests that Council provide a copy of this letter to the applicant.

Yours Sincerely



Per Algis Sutas
Senior Licensing Officer
NSW Office of Water - Gosford



**Office
of Water**

General Terms of Approval – for works requiring a Controlled Activity Approval under the Water Management Act 2000

Our Reference	20 ERM2011/0500	File No:	
Site Address	35-41 Wilfred Barrett Drive, The Entrance North. Lot 1 DP 8625588 and Lot 76 DP 227174		
DA Number	308/2011		
LGA	Wyong Shire Council		
Number	Condition		
Plans, standards and guidelines			
1	<p>These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to 308/2011 and provided by Council:</p> <p>(i) Concept Stormwater Ground Floor Plan & Details, drawn by Cardno (NSW/ACT) Pty Ltd, dated 22 August 2011, Drawing No 89022886-001, Rev 2.</p> <p>Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to these GTA will be required.</p>		
2	<p>Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the estuary identified.</p>		
3	<p>The consent holder must prepare or commission the preparation of:</p> <p>(i) Vegetation Management Plan</p> <p>(ii) Erosion and Sediment Control Plan</p>		
4	<p>All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water's guidelines located at ww.water.nsw.gov.au/Water-Licensing/Approvals</p> <p>(i) Vegetation Management Plans</p> <p>(ii) Laying pipes and cables in watercourses</p> <p>(iii) Riparian Corridors</p> <p>(iv) In-stream works</p> <p>(v) Outlet structures</p> <p>(vi) Watercourse crossings</p>		
5	<p>The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.</p>		
Rehabilitation and maintenance			

www.water.nsw.gov.au

Level 3, 26 Honeysuckle Drive, NEWCASTLE | PO Box 2213, DANGAR NSW 2309 |

Our Reference	20 ERM2011/0500	File No:	
Site Address	35-41 Wilfred Barrett Drive, The Entrance North. Lot 1 DP 8625588 and Lot 76 DP 227174		
DA Number	308/2011		
LGA	Wyong Shire Council		
Number	Condition		
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.		
7	The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.		
Reporting requirements			
8	The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.		
Security deposits			
9	The consent holder may be required to provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to the NSW Office of Water as and when required.		
Access-ways			
10	The consent holder must not locate ramps, stairs, access ways, cycle paths, pedestrian paths or any other non-vehicular form of access way in a riparian corridor other than in accordance with a plan approved by the NSW Office of Water.		
Disposal			
11	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.		
Drainage and Stormwater			
12	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office of Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by the NSW Office of Water.		
13	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Office of Water.		
Erosion control			
14	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.		
Excavation			
15	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.		
16	The consent holder must ensure that any excavation does not result in (i) diversion of any estuary (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity		

Our Reference	20 ERM2011/0500	File No:	
Site Address	35-41 Wilfred Barrett Drive, The Entrance North. Lot 1 DP 8625588 and Lot 76 DP 227174		
DA Number	308/2011		
LGA	Wyong Shire Council		
Number	Condition		
	has been authorised, other than in accordance with a plan approved by the NSW Office of Water.		
River bed and bank protection			
17	The consent holder must establish a riparian corridor along the Tuggerah Lake in accordance with a plan approved by the NSW Office of Water.		
END OF CONDITIONS			

Appendix D – SEPP (Affordable Rental Housing) 2009 Savings and Transitional Provisions**State Environmental Planning Policy (Affordable Rental Housing) 2009**

Current version for 6 January 2012 to date (accessed 2 April 2012 at 14:32)

[Part 4](#)➤[Clause 54A](#)

<< page >>

54A Savings and transitional provisions—2011 amendment

- (1) Division 1 of Part 2, as in force before its amendment by *State Environmental Planning Policy Amendment (Affordable Rental Housing) 2011* (the **amending SEPP**), continues to apply to development, if:
 - (a) the land on which the development is situated is owned by the Land and Housing Corporation and was owned by that Corporation immediately before the amendment, and
 - (b) the development is commenced not later than 2 years after the amendment.
- (2) If a development application (an **existing application**) has been made before the commencement of the amending SEPP in relation to development to which this SEPP applied before that commencement, the application may be determined as if the amending SEPP had not been made.
- (3) If an existing application relates to development to which Division 1 or 3 of Part 2 applied, the consent authority must not consent to the development unless it has taken into consideration whether the design of the development is compatible with the character of the local area.
- (4) Despite subclause (2), clause 13 (2) (as in force before the amendments made by the amending SEPP) does not apply to development the subject of an existing application and any such application is to be determined by applying instead clause 13 (2) and (3) as inserted by the amending SEPP.

Appendix E – SEPP(Affordable Rental Housing) 2009, Part 2 Division 1 In-fill Affordable Housing

(Prior to 2011 Amendment. See Report for relevant provisions of Amendment 2011)

Cl.	Dev't Standard	Requirement	Proposal	Yes/No
10	Land to which Division applies	<p>Within any of the following land use zones or zone that is equivalent, but only if development for the purposes of dwelling houses, multi-dwelling housing or residential flat buildings is permissible within the zone:</p> <p>R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential.</p> <p>All or part of the development site is to be within: 800 metres walking distance of a railway station or a wharf (ferry service), or 400 metres walking distance of a light rail station, or 400 metres walking distance of a bus stop used by a regular bus service that has at least one bus per hour servicing the bus stop between 06.00 and 18.00 each day from Monday to Friday (both days inclusive).</p>	<p>Site is zoned 2(a), which is an equivalent zone to R2 Low Density Residential and permits dwelling houses.</p> <p>A bus stop is located on Wilfred Barrett Drive, approximately 45 metres to the south of the site. Buses are run by the Red Bus Company with one bus per hour servicing the bus stop between 6am and 6pm Monday to Friday. Bus timetables and maps are included in Appendix F</p>	<p>Yes</p> <p>Yes</p>
11	Development to which Division applies	<p>Development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings where at least 50% of the dwellings in the proposed development will be used for affordable housing, but only if:</p> <p>(i) the development does not result in a building on the land with a building height of more than 8.5 metres, and</p> <p>(ii) in the case of development for the purposes of a residential flat building—residential flat buildings are not permissible on the land otherwise than because of this Policy.</p>	<p>The development proposes a residential flat building with 50% of the dwellings being for affordable housing.</p> <p>Maximum height of 8.5 m is proposed.</p> <p>Residential flat buildings are not permissible in the 2(a) zone under WLEP 1991 and therefore this division applies.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
12	Development may be carried out with consent	Development to which this Division applies may be carried out with consent.	The proposal is permissible with consent, despite the prohibition under WLEP 1991.	Yes
13	Residential flat buildings where such buildings permissible	Not Applicable	See above.	N/A
14	Standards	A consent authority must not refuse		

Cl.	Dev't Standard	Requirement	Proposal	Yes/No
	that cannot be used to refuse consent	<p>consent to on any of the following grounds:</p> <p>density and scale If the density and scale of the buildings when expressed as a floor space ratio are not more than the higher of: (i) the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which it is proposed to carry out the development, or (ii) 0.75:1, and</p> <p>site area if the site area on which it is proposed to carry out the development is at least 450 square metres,</p> <p>landscaped area (i) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling is provided, or (ii) in any other case—at least 30 per cent of the site area is to be landscaped,</p> <p>deep soil zones if, in relation to that part of the site area (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed: (i) there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 per cent of the site area (the deep soil zone), and (ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and (iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area,</p> <p>solar access if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>FSR for 2(a) zone is 0.5:1. The proposed development has a FSR of 0.5:1 and therefore complies with (i) and (ii). <i>*Note FSR provisions overridden by amendments to SEPP. Refer to report.</i></p> <p>Site area is 6266 m².</p> <p>N/A</p> <p>1879.8m² of landscaped area is required based on 30% of the site area. 1999m² of landscaped area is proposed.</p> <p>940m² of deep soil zone required.</p> <p>>1150m² provided, with 75% being located at the rear of the site.</p> <p>33 (or 78%) dwellings achieve 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Cl.	Dev't Standard	Requirement	Proposal	Yes/No
		<p>General A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p> <p>(a) parking if: (i) in the case of a development application made by a social housing provider—at least 1 car space is provided for each 5 dwellings, or (ii) in any other case—at least 0.5 car spaces are provided for each dwelling,</p> <p>(b) dwelling size if each dwelling has a gross floor area of at least: (i) 35 square metres in the case of a bedsitter or studio, or (ii) 50 square metres in the case of a dwelling having 1 bedroom, or (iii) 70 square metres in the case of a dwelling having 2 bedrooms, or (iv) 95 square metres in the case of a dwelling having 3 or more bedrooms.</p>	<p>27 spaces required. 57 spaces proposed.</p> <p>1 bedroom units = 59.5m² 2 bedroom units = 72m² to 77.6m².</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
15	Design requirements	must not consent to development to which this Division applies unless it has taken into consideration the provisions of the Seniors Living Policy: Urban Design Guidelines for Infill Development, to the extent that those provisions are consistent with this Policy.	See Appendix G	
16	Continued application of SEPP 65	Nothing in this Policy affects the application of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development to any development to which this Division applies.	N/A as the development is only 2 storeys in height.	N/A
17	Must be used for affordable housing for 10 years	<p>A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that:</p> <p>(a) for 10 years from the date of the issue of the occupation certificate: (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and (b) a restriction will be registered,</p>	Conditions can be imposed, should consent be granted. The Application included a letter of support from a registered housing provider.	Yes

Cl.	Dev't Standard	Requirement	Proposal	Yes/No
		before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements of paragraph (a) are met.		
18	Subdivision	Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.	The development application does not propose subdivision.	N/A



The Entrance Rd Corridor

The Entrance to Gosford
via Bay Village, Bateau Bay, Wamberal & Erina Fair



Monday to Friday

map ref	Route	21	21	17	18	21	18	17	18	21	18	21	19	18	22
		am	am	am	am	am	am	am	am	am	am	am	am	am	am
A	North Entrance	4.01	4.36	5.10	....	5.36	....	5.57	....	6.05	....	6.32	....	....	....
B	The Entrance (Torrens Av)	4.06	4.41	5.15	....	5.41	....	6.02	....	6.10	....	6.37	....	....	6.37
C	Central Coast Hwy & Pacific St	4.09	4.45	5.19	....	5.45	....	6.06	....	6.14	....	6.41	....	....	6.43
D	Stella St & Bay Rd	....	....	....	....	....	....	....	....	....	....	....	G	....	....
E	Wyong Rd & South St	....	....	....	5.15	....	5.45	....	6.02	....	6.14	....	6.35	6.41	6.50
F	Bay Village	....	....	(5.23)	M 5.11	....	M 5.41	(6.10)	M 5.58	....	M 6.10	....	6.40	M 6.37	7.00
G	Eastern Rd & Sherry St	....	....	....	5.19	....	5.49	....	6.06	....	6.18	....	6.46	6.45	....
H	The Entrance Rd & Rays Rd	....	....	5.24	....	....	....	6.11	....	....	....	....	....	....	7.04
I	Grandview Rd & Shelly Beach Rd	4.13	4.49	....	....	5.49	....	....	....	6.18	....	6.45	....	....	....
J	Bateau Bay Rd & Harbour St	4.16	4.52	....	....	5.52	....	....	....	6.21	....	6.48	....	....	....
K	Coleridge Rd	4.19	4.55	5.25	5.25	5.55	5.55	6.12	6.12	6.24	6.24	6.51	6.53	6.51	7.06
L	Pitt Rd	4.23	4.59	5.29	5.29	5.59	5.59	6.16	6.16	6.28	6.28	6.56	6.58	6.56	7.11
M	Ocean View Dr & Old Gosford Rd	....	....	....	....	....	....	....	....	....	....	....	....	....	7.14
N	Erina Fair	....	....	....	....	....	....	....	....	....	....	....	7.11	....	7.27
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	4.35	5.11	5.41	5.41	6.11	6.11	6.28	6.28	6.41	6.41	7.11	7.21	7.11	7.37
V	Gosford Station	4.43	5.19	5.51	5.51	6.21	6.21	6.38	6.38	6.51	6.51	7.21	7.31	7.21	7.47
R	<i>Train to Sydney departs</i>	4.48	5.25	5.57	5.57	6.27	6.27	N 6.44	N 6.44	6.57	6.57	7.27	7.35	7.27	7.57
R	<i>Train to Newcastle departs</i>	5.18	....	6.16	6.16	6.38	6.38	6.43	6.43	7.00	7.00	7.36	7.36	7.36	....

Monday to Friday (cont...)

map ref	Route	19	21	18	23	22	21	19	23	21	23	22	19	23	21
		am	am	am	am	am	am	am	am	am	am	am	am	am	am
A	North Entrance	....	7.05	....	....	....	7.35	....	....	8.13	....	....	....	....	9.13
B	The Entrance (Torrens Av)	....	7.10	7.20	7.23	7.27	7.40	....	8.03	8.18	8.23	8.27	....	9.03	9.18
C	Central Coast Hwy & Pacific St	....	7.16	7.26	....	7.33	7.46	....	....	8.24	....	8.33	....	....	9.24
D	Stella St & Bay Rd	G	....	....	7.30	....	....	G	8.10	....	8.30	....	G	9.10	....
E	Wyong Rd & South St	6.55	....	7.32	....	7.40	....	7.55	....	....	....	8.40	8.55	....	....
F	Bay Village	7.00	7.22	....	7.40	7.50	7.52	8.00	8.20	8.30	8.40	8.50	9.00	9.20	9.30
G	Eastern Rd & Sherry St	7.06	....	7.36	7.46	....	....	8.06	8.26	....	8.46	....	9.06	9.26	....
H	The Entrance Rd & Rays Rd	....	....	....	....	7.54	....	....	....	....	....	8.54	....	....	....
I	Grandview Rd & Shelly Beach Rd	....	7.27	....	....	....	7.57	....	....	8.35	....	....	....	....	B
J	Bateau Bay Rd & Harbour St	....	7.31	....	....	....	8.01	....	....	8.39	....	....	....	....	9.36
K	Coleridge Rd	7.13	7.34	7.43	7.53	7.56	8.04	8.13	8.33	8.42	8.53	8.56	9.13	9.33	9.39
L	Pitt Rd	7.18	7.39	7.48	7.58	8.01	8.09	8.18	8.38	8.47	8.58	9.01	9.18	9.38	9.44
M	Ocean View Dr & Old Gosford Rd	....	....	....	....	8.04	....	....	....	....	....	9.04	....	....	....
N	Erina Fair	7.31	7.52	....	8.11	8.17	8.22	8.31	8.51	9.00	9.11	9.17	9.31	9.51	9.57
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	7.41	8.02	8.08	8.21	8.27	8.32	8.41	9.01	9.10	9.21	9.27	9.41	10.01	10.07
V	Gosford Station	7.51	8.12	8.15	8.31	8.37	8.42	8.51	9.11	9.20	9.31	9.37	9.51	10.11	10.17
R	<i>Train to Sydney departs</i>	7.57	8.20	8.20	8.58	8.58	8.58	8.58	9.16	9.43	9.43	9.43	10.06	....	10.43
R	<i>Train to Newcastle departs</i>	....	....	....	8.51	8.51	8.51	....	....	9.38	9.38	....	....	10.37	10.37

4 | **i** For Monday to Friday timetables from Gosford to The Entrance go to page 9. For Route Map see pages 2 and 3.


**The Entrance Rd
Corridor**
The Entrance to Gosford
via Bay Village, Bateau Bay, Wamberal & Erina Fair

Red Bus Services
Monday to Friday (cont...)

map ref	Route	22	19	23	21	22	19	23	21	22	19	21	23	21	22
		am	am	am	am	am	am	am	am	am	am	am	am	am	pm
A	North Entrance	....	....	....	10.13	....	....	....	11.13	....	....	....	....	12.08	....
B	The Entrance (Torrens Av)	9.27	....	10.03	10.18	10.27	....	11.03	11.18	11.27	....	....	11.50	12.13	12.27
C	Central Coast Hwy & Pacific St	9.33	....	....	10.24	10.33	....	....	11.24	11.33	....	....	....	12.19	12.33
D	Stella St & Bay Rd	....	G	10.10	....	....	G	11.10	....	....	G	....	11.57	....	....
E	Wyong Rd & South St	9.40	9.55	....	....	10.40	10.55	....	....	11.40	11.35	....	....	....	12.40
F	Bay Village	9.50	10.00	10.20	10.30	10.50	11.00	11.20	11.30	11.50	11.40	L11.45	12.07	12.25	12.50
G	Eastern Rd & Sherry St	....	10.06	10.26	....	....	11.06	11.26	....	....	11.46	....	12.13	....	....
H	The Entrance Rd & Rays Rd	9.54	....	....	....	10.54	....	....	....	11.54	....	....	....	....	12.54
I	Grandview Rd & Shelly Beach Rd	....	....	....	10.35	....	....	....	B	....	....	....	....	12.30	....
J	Bateau Bay Rd & Harbour St	....	....	....	10.39	....	....	....	11.36	....	....	11.55	....	12.34	....
K	Coleridge Rd	9.56	10.13	10.33	10.42	10.56	11.13	11.33	11.39	11.56	11.53	11.58	12.20	12.37	12.56
L	Pitt Rd	10.01	10.18	10.38	10.47	11.01	11.18	11.38	11.44	12.01	11.58	....	12.25	12.42	1.01
M	Ocean View Dr & Old Gosford Rd	10.04	....	....	....	11.04	....	....	....	12.04	....	....	....	....	1.04
N	Erina Fair	10.17	10.31	10.51	11.00	11.17	11.31	11.51	11.57	12.17	12.11	....	12.38	12.55	1.17
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	10.27	10.41	11.01	11.10	11.27	11.41	12.01	12.07	12.27	12.21	....	12.48	1.05	1.27
V	Gosford Station	10.37	10.51	11.11	11.20	11.37	11.51	12.11	12.17	12.37	12.31	....	12.58	1.15	1.37
R	<i>Train to Sydney departs</i>	10.43	11.06	....	11.43	11.43	12.06	....	....	12.43	12.43	....	1.06	....	1.43
R	<i>Train to Newcastle departs</i>	....	....	11.38	11.38	....	....	12.37	12.37	....	12.37	....	....	1.37	....

Monday to Friday (cont...)

map ref	Route	19	23	21	22	19	23	21	22	19	21	19	23	22	23
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
A	North Entrance	....	....	1.08	....	....	....	2.08	....	....	2.38	....	....	....	....
B	The Entrance (Torrens Av)	....	12.50	1.13	1.27	....	1.50	2.13	2.27	....	2.43	....	3.03	3.18	3.23
C	Central Coast Hwy & Pacific St	....	....	1.19	1.33	....	....	2.19	2.33	....	2.49	....	....	3.24	....
D	Stella St & Bay Rd	G	12.57	....	....	G	1.57	....	....	G	....	G	3.10	....	3.30
E	Wyong Rd & South St	12.35	....	....	1.40	1.35	....	....	2.40	2.35	....	2.55	....	3.31	....
F	Bay Village	12.40	1.07	1.25	1.50	1.40	2.07	2.25	2.50	2.40	2.55	3.00	3.20	3.41	3.40
G	Eastern Rd & Sherry St	12.46	1.13	....	....	1.46	2.13	....	....	2.46	....	3.06	3.26	....	3.46
H	The Entrance Rd & Rays Rd	....	....	....	1.54	....	....	....	2.54	....	....	....	....	3.45	....
I	Grandview Rd & Shelly Beach Rd	....	....	B	....	....	....	2.30	....	....	3.00	....	....	....	....
J	Bateau Bay Rd & Harbour St	....	....	1.31	....	....	....	2.34	....	....	3.04	....	....	....	....
K	Coleridge Rd	12.53	1.20	1.34	1.56	1.53	2.20	2.37	2.56	2.53	3.07	3.13	3.33	3.47	3.53
L	Pitt Rd	12.58	1.25	1.39	2.01	1.58	2.25	2.42	3.01	2.58	3.12	3.18	3.38	3.52	3.58
M	Ocean View Dr & Old Gosford Rd	....	....	....	2.04	....	....	....	3.04	....	....	....	....	3.55	....
N	Erina Fair	1.11	1.38	1.52	2.17	2.11	2.38	2.55	3.17	3.11	3.25	3.31	3.51	4.08	4.11
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	1.21	1.48	2.02	2.27	2.21	2.48	3.05	3.27	3.21	3.35	3.41	4.01	4.18	4.21
V	Gosford Station	1.31	1.58	2.12	2.37	2.31	2.58	3.15	3.37	3.31	3.45	3.51	4.11	4.28	4.31
R	<i>Train to Sydney departs</i>	1.43	2.06	....	2.54	2.54	....	3.26	3.57	3.57	3.57	3.57	....	4.43	4.43
R	<i>Train to Newcastle departs</i>	1.37	....	2.37	....	2.37	....	3.37	....	3.37	....	....	4.20	4.36	4.36

i For explanation of notes used see page 6.

i For Route 19 journeys from Wyong please see page 14.


**The Entrance Rd
Corridor**
The Entrance to Gosford
via Bay Village, Bateau Bay, Wamberal & Erina Fair

Red Bus Services
Monday to Friday (cont...)

map ref	Route	21	19	23	22	23	21	19	21	23	22	19	21	23	21
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
A	North Entrance	3.35	....	....	....	....	4.35	....	5.25	....	....	....	6.03	....	7.06
B	The Entrance (Torrens Av)	3.40	....	4.03	4.18	4.23	4.40	....	5.30	5.23	5.35	....	6.08	6.42	7.11
C	Central Coast Hwy & Pacific St	3.46	....	....	4.24	....	4.46	....	5.36	....	5.41	....	6.14	....	7.17
D	Stella St & Bay Rd	....	G	4.10	....	4.30	....	G	....	5.30	....	G	....	6.49	....
E	Wyong Rd & South St	....	3.55	....	4.31	....	....	4.55	....	....	5.48	5.55	....	....	....
F	Bay Village	3.52	4.00	4.20	4.41	4.40	4.52	5.00	5.42	5.40	5.58	6.00	6.20	6.59	7.23
G	Eastern Rd & Sherry St	....	4.06	4.26	....	4.46	....	5.06	....	5.46	....	6.06	....	7.05	....
H	The Entrance Rd & Rays Rd	....	....	....	4.45	....	....	....	....	....	6.02	....	....	....	....
I	Grandview Rd & Shelly Beach Rd	3.57	....	....	....	....	4.57	....	B	....	....	....	6.25	....	B
J	Bateau Bay Rd & Harbour St	4.01	....	....	....	....	5.01	....	5.48	....	....	....	6.29	....	7.29
K	Coleridge Rd	4.04	4.13	4.33	4.47	4.53	5.04	5.13	5.51	5.53	6.04	6.13	6.32	7.12	7.32
L	Pitt Rd	4.09	4.18	4.38	4.52	4.58	5.09	5.18	5.56	5.58	6.09	6.18	6.37	7.17	7.37
M	Ocean View Dr & Old Gosford Rd	....	....	....	4.55	....	....	....	....	....	6.12	....	....	....	....
N	Erina Fair	4.22	4.31	4.51	5.08	5.11	5.22	5.31	6.09	6.11	6.25	6.31	6.50	7.30	7.50
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	4.32	4.41	5.01	5.18	5.21	5.32	5.41	6.19	6.21	6.35	6.41	7.00	7.40	8.00
V	Gosford Station	4.42	4.51	5.11	5.28	5.31	5.42	5.51	6.29	6.31	6.45	6.51	7.10	7.50	8.10
R	<i>Train to Sydney departs</i>	4.52	5.06	....	....	5.43	....	6.06	....	6.43	....	....	7.36	8.13	....
R	<i>Train to Newcastle departs</i>	....	5.08	....	5.40	5.43	....	6.09	6.35	6.35	....	7.07	....	....	....

Monday to Friday (cont...)

map ref	Route	22	21	28	21	28
		pm	pm	pm	pm	pm
A	North Entrance	....	8.06	....	9.11	....
B	The Entrance (Torrens Av)	7.30	8.11	8.35	9.16	9.35
C	Central Coast Hwy & Pacific St	7.36	8.17	8.39	9.21	9.39
D	Stella St & Bay Rd	....	....	....	....	....
E	Wyong Rd & South St	7.43	....	8.44	....	9.44
F	Bay Village	7.53	8.23	8.52	9.26	9.52
G	Eastern Rd & Sherry St	....	....	8.57	....	9.57
H	The Entrance Rd & Rays Rd	7.57	....	....	....	....
I	Grandview Rd & Shelly Beach Rd	....	B	....	B	....
J	Bateau Bay Rd & Harbour St	....	8.29	....	9.31	....
K	Coleridge Rd	7.59	8.32	9.03	9.34	10.03
L	Pitt Rd	8.04	8.37	9.08	9.38	10.08
M	Ocean View Dr & Old Gosford Rd	8.07	....	....	....	....
N	Erina Fair	V 8.20	8.50	V 9.18	9.48	V 10.18
P	Wells St & Sherwood Dr	8.26	....	9.25	....	10.25
T	Central Coast Hwy & Adelaide St	8.32	9.00	9.32	9.55	10.32
V	Gosford Station	8.42	9.10	9.38	10.03	10.38
R	<i>Train to Sydney departs</i>	8.51	9.22	....	10.08	11.12
R	<i>Train to Newcastle departs</i>	....	9.42	....	....	....

Explanations

- B** – All Route 21 buses operate along Bias Av. Those indicated with a **B** travel along Yakalla St between Bias Av and Bay Village.
- BV** – Bus starts at Bay Village.
- G** – Route 19 operates between Wyong and Bay Village as per Route 26 then continues to Gosford as per Route 23.
- L** – Bus diverts from Bias Av into Anne Findlay Pl.
- M** – Bus operates to or from the bus stop outside McDonald's on Central Coast Hwy at Bay Village.
- N** – Train operates to or from North Sydney.
- V** – Bus operates via Springfield between Erina Fair and Gosford.
- X** – Bus operates on Saturday only. This service does not operate on Sunday or Public Holidays.
- ()** – Time shown in brackets is for the bus stop opposite McDonald's on Central Coast Hwy at Bay Village. Bus does not enter Bay Village.
-** – Bus does not operate past this timing point.
- Wheelchair accessible service.

i **The Weekend timetable operates on all Public Holidays except Christmas Day. For Christmas Day timetables go to pages 24 and 25.**

6 | **i** For Monday to Friday timetables from Gosford to The Entrance go to page 9. For Route Map see pages 2 and 3.



The Entrance Rd Corridor

The Entrance to Gosford
via Bay Village, Bateau Bay, Wamberal & Erina Fair



Weekends & Public Holidays

map ref	Route															
		21	18	21	23	22	19	21	23	22	19	21	23	22	19	21
		am	am	am	am	am	am	am	am	am	am	am	am	am	am	am
A	North Entrance	X4.56	...	5.46	...	...	...	6.39	...	...	...	7.38	...	...	...	8.38
B	The Entrance (Torrens Av)	X5.01	5.18	5.51	6.09	6.14	...	6.44	6.56	7.08	...	7.43	7.56	8.08	...	8.43
C	Central Coast Hwy & Pacific St	X5.05	5.23	5.56	...	6.19	...	6.49	...	7.13	...	7.48	...	8.13	...	8.48
D	Stella St & Bay Rd	...	...	...	6.16	...	...	...	7.03	...	G	...	8.03	...	G	...
E	Wyong Rd & South St	...	5.27	...	...	6.26	BV	...	...	7.20	7.41	...	...	8.20	8.41	...
F	Bay Village	...	...	...	...	...	6.46	6.55	7.13	7.30	7.46	7.54	8.13	8.30	8.46	8.54
G	Eastern Rd & Sherry St	...	5.31	...	6.26	...	6.51	...	7.18	...	7.51	...	8.18	...	8.51	...
H	The Entrance Rd & Rays Rd	...	...	...	...	6.34	...	...	...	7.34	...	...	...	8.34	...	...
I	Grandview Rd & Shelly Beach Rd	X5.09	...	6.03	...	...	...	B	...	...	...	7.59	...	...	...	B
J	Bateau Bay Rd & Harbour St	X5.12	...	6.07	...	...	...	7.01	...	...	...	8.03	...	...	...	9.00
K	Coleridge Rd	X5.15	5.37	6.10	6.33	6.36	6.58	7.04	7.25	7.36	7.58	8.06	8.25	8.36	8.58	9.03
L	Pitt Rd	X5.19	5.41	6.15	6.38	6.41	7.03	7.09	7.30	7.41	8.03	8.11	8.30	8.41	9.03	9.08
M	Ocean View Dr & Old Gosford Rd	...	...	...	...	6.44	...	...	...	7.44	...	...	...	8.44	...	...
N	Erina Fair	...	...	...	...	6.57	7.16	7.22	7.43	7.57	8.16	8.24	8.43	8.57	9.16	9.21
P	Wells St & Sherwood Dr	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
T	Central Coast Hwy & Adelaide St	X5.34	5.56	6.30	6.53	7.07	7.26	7.32	7.53	8.07	8.26	8.34	8.53	9.07	9.26	9.31
V	Gosford Station	X5.44	6.06	6.40	7.03	7.17	7.36	7.42	8.03	8.17	8.36	8.44	9.03	9.17	9.36	9.41
	<i>Train to Sydney departs</i>	5.49	6.11	6.49	7.11	...	7.49	7.49	8.11	...	8.49	8.49	9.11	...	9.49	9.49
	<i>Train to Newcastle departs</i>	...	6.16	...	7.17	...	...	...	...	...	8.44	...	...	9.36	...	...

Weekends & Public Holidays (cont...)

map ref	Route															
		23	22	19	21	23	22	19	21	23	22	19	21	23	22	19
		am	am	am	am	am	am	am	am	am	am	am	am	am	pm	pm
A	North Entrance	...	...	...	9.38	...	...	...	10.38	...	...	...	11.38	...	...	...
B	The Entrance (Torrens Av)	8.56	9.08	...	9.43	9.56	10.08	...	10.43	10.56	11.08	...	11.43	11.56	12.08	...
C	Central Coast Hwy & Pacific St	...	9.13	...	9.48	...	10.13	...	10.48	...	11.13	...	11.48	...	12.13	...
D	Stella St & Bay Rd	9.03	...	G	...	10.03	...	G	...	11.03	...	G	...	12.03	...	G
E	Wyong Rd & South St	...	9.20	9.41	...	...	10.20	10.41	...	...	11.20	11.41	...	...	12.20	12.41
F	Bay Village	9.13	9.30	9.46	9.54	10.13	10.30	10.46	10.54	11.13	11.30	11.46	11.54	12.13	12.30	12.46
G	Eastern Rd & Sherry St	9.18	...	9.51	...	10.18	...	10.51	...	11.18	...	11.51	...	12.18	...	12.51
H	The Entrance Rd & Rays Rd	...	9.34	...	...	...	10.34	...	...	...	11.34	...	...	...	12.34	...
I	Grandview Rd & Shelly Beach Rd	...	...	...	9.59	...	...	...	B	...	...	...	11.59	...	...	...
J	Bateau Bay Rd & Harbour St	...	...	...	10.03	...	...	...	11.00	...	...	...	12.03	...	...	...
K	Coleridge Rd	9.25	9.36	9.58	10.06	10.25	10.36	10.58	11.03	11.25	11.36	11.58	12.06	12.25	12.36	12.58
L	Pitt Rd	9.30	9.41	10.03	10.11	10.30	10.41	11.03	11.08	11.30	11.41	12.03	12.11	12.30	12.41	1.03
M	Ocean View Dr & Old Gosford Rd	...	9.44	...	...	...	10.44	...	...	...	11.44	...	...	...	12.44	...
N	Erina Fair	9.43	9.57	10.16	10.24	10.43	10.57	11.16	11.21	11.43	11.57	12.16	12.24	12.43	12.57	1.16
P	Wells St & Sherwood Dr	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
T	Central Coast Hwy & Adelaide St	9.53	10.07	10.26	10.34	10.53	11.07	11.26	11.31	11.53	12.07	12.26	12.34	12.53	1.07	1.26
V	Gosford Station	10.03	10.17	10.36	10.44	11.03	11.17	11.36	11.41	12.03	12.17	12.36	12.44	1.03	1.17	1.36
	<i>Train to Sydney departs</i>	10.11	...	10.49	10.49	11.11	...	11.51	11.51	12.11	...	12.49	12.49	1.11	...	1.49
	<i>Train to Newcastle departs</i>	...	10.36	...	...	...	11.36	...	...	...	12.36	...	...	...	1.36	...

i For Weekend & Public Holiday timetables from Gosford to The Entrance go to page 12.



The Entrance Rd Corridor

The Entrance to Gosford
via Bay Village, Bateau Bay, Wamberal & Erina Fair



Weekends & Public Holidays (cont...)

map ref	Route															
		21	23	22	19	21	23	22	19	21	23	22	19	21	23	22
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
A	North Entrance	12.38	....	....	....	1.38	....	....	....	2.38	....	....	....	3.38	....	....
B	The Entrance (Torrens Av)	12.43	12.56	1.08	....	1.43	1.56	2.08	....	2.43	2.56	3.08	....	3.43	3.56	4.08
C	Central Coast Hwy & Pacific St	12.48	....	1.13	....	1.48	....	2.13	....	2.48	....	3.13	....	3.48	....	4.13
D	Stella St & Bay Rd	....	1.03	....	G	....	2.03	....	G	....	3.03	....	G	....	4.03	....
E	Wyong Rd & South St	....	....	1.20	1.41	....	....	2.20	2.41	....	....	3.20	3.41	....	....	4.20
F	Bay Village	12.54	1.13	1.30	1.46	1.54	2.13	2.30	2.46	2.54	3.13	3.30	3.46	3.54	4.13	4.30
G	Eastern Rd & Sherry St	....	1.18	....	1.51	....	2.18	....	2.51	....	3.18	....	3.51	....	4.18	....
H	The Entrance Rd & Rays Rd	....	....	1.34	....	....	....	2.34	....	....	....	3.34	....	....	....	4.34
I	Grandview Rd & Shelly Beach Rd	B	....	....	....	1.59	....	....	....	B	....	....	....	3.59	....	....
J	Bateau Bay Rd & Harbour St	1.00	....	....	....	2.03	....	....	....	3.00	....	....	....	4.03	....	....
K	Coleridge Rd	1.03	1.25	1.36	1.58	2.06	2.25	2.36	2.58	3.03	3.25	3.36	3.58	4.06	4.25	4.36
L	Pitt Rd	1.08	1.30	1.41	2.03	2.11	2.30	2.41	3.03	3.08	3.30	3.41	4.03	4.11	4.30	4.41
M	Ocean View Dr & Old Gosford Rd	....	....	1.44	....	....	....	2.44	....	....	....	3.44	....	....	....	4.44
N	Erina Fair	1.21	1.43	1.57	2.16	2.24	2.43	2.57	3.16	3.21	3.43	3.57	4.16	4.24	4.43	4.57
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
T	Central Coast Hwy & Adelaide St	1.31	1.53	2.07	2.26	2.34	2.53	3.07	3.26	3.31	3.53	4.07	4.26	4.34	4.53	5.07
V	Gosford Station	1.41	2.03	2.17	2.36	2.44	3.03	3.17	3.36	3.41	4.03	4.17	4.36	4.44	5.03	5.17
R	<i>Train to Sydney departs</i>	1.49	2.11	....	2.49	2.49	....	3.26	3.51	3.51	4.11	....	4.49	4.49	5.11	....
R	<i>Train to Newcastle departs</i>	....	....	2.36	....	....	....	3.36	....	....	....	4.36	....	....	....	5.38

Weekends & Public Holidays (cont...)

map ref	Route														
		19	21	23	22	19	21	23	22	21	28	21	28	21	28
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
A	North Entrance	....	4.38	....	....	....	5.38	....	....	6.38	....	7.38	....	X9.10	....
B	The Entrance (Torrens Av)	....	4.43	4.56	5.08	....	5.43	5.56	6.08	6.43	7.06	7.43	8.25	X9.15	X9.55
C	Central Coast Hwy & Pacific St	....	4.48	....	5.13	....	5.48	....	6.13	6.48	7.11	7.48	8.30	X9.20	X10.00
D	Stella St & Bay Rd	G	....	5.03	....	G	....	6.03	....	....	....	....	....	....	....
E	Wyong Rd & South St	4.41	....	....	5.20	5.41	....	....	6.20	....	7.16	....	8.35	....	X10.05
F	Bay Village	4.46	4.54	5.13	5.30	5.46	5.54	6.13	6.30	6.54	7.24	7.54	8.43	X9.25	X10.13
G	Eastern Rd & Sherry St	4.51	....	5.18	....	5.51	....	6.18	....	....	7.29	....	8.48	....	X10.18
H	The Entrance Rd & Rays Rd	....	....	....	5.34	....	....	....	6.34	....	....	....	....	....	....
I	Grandview Rd & Shelly Beach Rd	....	B	....	....	....	5.59	....	....	B	....	7.59	....	B	....
J	Bateau Bay Rd & Harbour St	....	5.00	....	....	....	6.03	....	....	7.00	....	8.03	....	X9.31	....
K	Coleridge Rd	4.58	5.03	5.25	5.36	5.58	6.06	6.25	6.36	7.03	7.35	8.06	8.54	X9.34	X10.24
L	Pitt Rd	5.03	5.08	5.30	5.41	6.03	6.11	6.30	6.41	7.08	7.40	8.11	8.59	X9.39	X10.29
M	Ocean View Dr & Old Gosford Rd	....	....	....	5.44	....	....	....	6.44	....	....	....	....	....	....
N	Erina Fair	5.16	5.21	5.43	5.57	6.16	6.24	6.43	6.57	7.21	V7.50	8.24	V9.09	VX9.51	VX10.39
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	7.57	....	9.16	X9.57	X10.43
T	Central Coast Hwy & Adelaide St	5.26	5.31	5.53	6.07	6.26	6.34	6.53	7.07	7.31	8.06	8.34	9.24	X10.05	X10.53
V	Gosford Station	5.36	5.41	6.03	6.17	6.36	6.44	7.03	7.17	7.41	8.12	8.44	9.30	X10.12	X10.59
R	<i>Train to Sydney departs</i>	5.49	5.49	6.11	....	6.49	6.49	7.11	....	....	8.19	9.08	9.38	....	11.14
R	<i>Train to Newcastle departs</i>	....	....	....	6.36	....	....	....	7.36	....	8.36	....	9.42	10.45	11.45

8 | **i** For explanation of notes used see page 6. For Route Map see pages 2 and 3.


**The Entrance Rd
Corridor**
Gosford to The Entrance
via Erina Fair, Wamberal, Bateau Bay & Bay Village

Red Bus Services
Monday to Friday

map ref	Route	17	17	17	18	17	18	21	22	23	19	23	22	21	22
		am	am	am	am	am	am	am	am	am	am	am	am	am	am
R	Train from Sydney arrives	....	5.17	5.47	5.47	6.15	6.15	6.33	....	....	....	7.11	7.11	7.33	....
R	Train from Newcastle arrives	4.47	....	5.24	5.55	....	....	6.25	6.25	6.55	6.55	7.21	7.21	7.25	....
V	Gosford Station	4.50	5.21	5.55	6.00	6.23	6.25	6.40	6.45	7.00	7.09	7.25	7.28	7.40	SP7.50
T	Central Coast Hwy & Adelaide St	4.54	5.25	5.59	6.05	6.27	6.30	6.47	6.53	7.02	7.17	7.33	7.36	7.48	S8.04
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
N	Erina Fair	....	....	....	....	....	....	6.57	7.05	7.12	7.29	7.45	7.48	8.00	S8.14
M	Ocean View Dr & Old Gosford Rd	....	....	....	....	....	....	....	7.17	....	....	....	8.00	....	S8.31
L	Pitt Rd	5.07	5.38	6.12	6.18	6.40	6.43	7.10	7.20	7.25	7.42	7.58	8.03	8.13	S8.34
K	Coleridge Rd	5.10	5.41	6.15	6.22	6.44	6.48	7.15	7.25	7.30	7.47	8.03	8.08	8.18	S8.39
H	The Entrance Rd & Rays Rd	5.11	5.42	6.16	....	6.45	....	....	7.26	....	....	....	8.09	....	S8.40
J	Bateau Bay Rd & Harbour St	....	....	....	....	....	....	7.18	....	....	....	....	....	8.21	....
I	Grandview Rd & Shelly Beach Rd	....	....	....	....	....	....	B	....	....	....	....	....	8.25	....
G	Eastern Rd & Sherry St	....	....	....	6.28	....	6.54	....	....	7.37	7.54	8.10	....	....	....
F	Bay Village	M5.12	M5.43	6.20	....	M6.46	....	7.24	7.30	7.43	8.00	8.16	8.13	8.30	S8.46
E	Wyong Rd & South St	....	....	....	6.32	....	6.58	....	7.40	....	8.05	....	8.23	....	S8.54
D	Central Coast Hwy & Pacific St	5.16	5.47	6.24	6.37	6.51	7.03	7.30	7.47	....	G	....	8.30	8.36	S9.01
C	Stella St & Bay Rd	....	....	....	....	....	....	....	....	7.52	....	8.25	....	....	....
B	The Entrance (Torrens Av)	5.21	5.52	6.29	6.42	6.56	7.08	7.36	7.53	8.00	....	8.33	8.36	8.42	S9.07
A	North Entrance	5.26	....	6.34	....	7.01	....	7.41	....	....	....	....	....	8.47	....

Monday to Friday (cont...)

map ref	Route	22	19	23	21	21	19	22	23	21	19	22	23	21	19
		am	am	am	am	am	am	am	am	am	am	am	am	am	am
R	Train from Sydney arrives	....	....	8.12	....	....	8.42	....	9.13	....	9.37	....	10.12	....	10.36
R	Train from Newcastle arrives	7.55	7.55	....	....	8.18	8.42	8.42	9.15	9.15	9.42	....	10.04	....	10.41
V	Gosford Station	H7.59	8.09	8.19	....	8.35	8.49	9.05	9.19	9.35	9.49	10.05	10.19	10.35	10.49
T	Central Coast Hwy & Adelaide St	H8.07	8.17	8.27	....	8.43	8.57	9.13	9.27	9.43	9.57	10.13	10.27	10.43	10.57
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
N	Erina Fair	H8.19	8.29	8.39	....	8.55	9.09	9.25	9.39	9.55	10.09	10.25	10.39	10.55	11.09
M	Ocean View Dr & Old Gosford Rd	H8.31	....	....	....	....	....	9.37	....	....	....	10.37	....	....	....
L	Pitt Rd	H8.34	8.42	8.52	....	9.08	9.22	9.40	9.52	10.08	10.22	10.40	10.52	11.08	11.22
K	Coleridge Rd	H8.39	8.47	8.57	L8.57	9.13	9.27	9.45	9.57	10.13	10.27	10.45	10.57	11.13	11.27
H	The Entrance Rd & Rays Rd	H8.40	....	....	....	....	....	9.46	....	....	....	10.46	....	....	....
J	Bateau Bay Rd & Harbour St	....	....	....	9.00	9.16	....	....	....	10.16	....	....	....	11.16	....
I	Grandview Rd & Shelly Beach Rd	....	....	....	B	B	....	....	....	10.20	....	....	....	B	....
G	Eastern Rd & Sherry St	....	8.54	9.04	....	....	9.34	....	10.04	....	10.34	....	11.04	....	11.34
F	Bay Village	H8.46	9.00	9.10	9.10	9.22	9.40	9.50	10.10	10.25	10.40	10.50	11.10	11.22	11.40
E	Wyong Rd & South St	H8.54	9.05	....	....	....	9.45	10.00	....	....	10.45	11.00	....	....	11.45
D	Central Coast Hwy & Pacific St	H9.01	G	....	....	9.28	G	10.07	....	10.31	G	11.07	....	11.28	G
C	Stella St & Bay Rd	....	....	9.19	....	....	....	....	10.19	....	....	....	11.19	....	....
B	The Entrance (Torrens Av)	H9.07	....	9.27	....	9.34	....	10.13	10.27	10.37	....	11.13	11.27	11.34	....
A	North Entrance	....	....	....	....	9.39	....	....	....	10.42	....	....	....	11.39	....

i For explanation of notes used see page 15.

i For Route 19 journeys to Wyong please see page 15.


**The Entrance Rd
Corridor**
Gosford to The Entrance
via Erina Fair, Wamberal, Bateau Bay & Bay Village

Red Bus Services
Monday to Friday (cont...)

map ref	Route	22	23	21	19	22	23	21	19	22	23	21	19	22	19
		am	am	am	am	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
R	Train from Sydney arrives	....	11.12	....	11.37	....	12.12	....	12.36	....	1.12	....	1.36	....	....
R	Train from Newcastle arrives	....	11.04	....	11.41	....	12.04	....	12.41	....	1.04	....	1.41	....	2.04
V	Gosford Station	11.05	11.19	11.35	11.49	12.05	12.19	12.35	12.49	1.05	1.19	1.35	1.49	2.05	2.09
T	Central Coast Hwy & Adelaide St	11.13	11.27	11.43	11.57	12.13	12.27	12.43	12.57	1.13	1.27	1.43	1.57	2.13	2.17
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
N	Erina Fair	11.25	11.39	11.55	12.09	12.25	12.39	12.55	1.09	1.25	1.39	1.55	2.09	2.25	2.29
M	Ocean View Dr & Old Gosford Rd	11.37	....	....	....	12.37	....	....	....	1.37	....	....	....	2.37	....
L	Pitt Rd	11.40	11.52	12.08	12.22	12.40	12.52	1.08	1.22	1.40	1.52	2.08	2.22	2.40	2.42
K	Coleridge Rd	11.45	11.57	12.13	12.27	12.45	12.57	1.13	1.27	1.45	1.57	2.13	2.27	2.45	2.47
H	The Entrance Rd & Rays Rd	11.46	....	....	....	12.46	....	....	....	1.46	....	....	....	2.46	....
J	Bateau Bay Rd & Harbour St	....	....	12.16	....	....	....	1.16	....	....	....	2.16	....	....	....
I	Grandview Rd & Shelly Beach Rd	....	....	12.20	....	....	....	B	....	....	....	2.20	....	....	....
G	Eastern Rd & Sherry St	....	12.04	....	12.34	....	1.04	....	1.34	....	2.04	....	2.34	....	2.54
F	Bay Village	11.50	12.10	12.25	12.40	12.50	1.10	1.22	1.40	1.50	2.10	2.25	2.40	2.50	3.00
E	Wyong Rd & South St	12.00	....	....	12.45	1.00	....	....	1.45	2.00	....	....	2.45	3.00	3.05
D	Central Coast Hwy & Pacific St	12.07	....	12.31	G	1.07	....	1.28	G	2.07	....	2.31	G	3.07	G
C	Stella St & Bay Rd	....	12.19	....	....	....	1.19	....	....	....	2.19	....	....	....	....
B	The Entrance (Torrens Av)	12.13	12.27	12.37	....	1.13	1.27	1.34	....	2.13	2.27	2.37	....	3.13	....
A	North Entrance	....	....	12.42	....	....	....	1.39	....	....	....	2.42	....	....	....

Monday to Friday (cont...)

map ref	Route	23	21	23	22	19	23	21	23	19	22	21	23	21	19
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
R	Train from Sydney arrives	2.12	2.36	....	....	....	3.12	3.36	....	....	....	4.13	4.34	....	4.58
R	Train from Newcastle arrives	....	....	....	2.52	....	3.16	....	....	3.55	....	....	....	4.39	4.41
V	Gosford Station	2.29	2.40	2.49	3.05	3.09	3.29	3.43	3.49	4.09	4.10	4.18	4.39	4.45	5.09
T	Central Coast Hwy & Adelaide St	2.37	2.48	2.57	3.13	3.17	3.37	3.51	3.57	4.17	4.18	4.26	4.47	4.53	5.17
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
N	Erina Fair	2.49	3.00	3.09	3.25	3.29	3.49	4.03	4.09	4.29	4.30	4.38	4.59	5.05	5.29
M	Ocean View Dr & Old Gosford Rd	....	....	....	3.37	....	....	....	....	....	4.42	....	....	....	....
L	Pitt Rd	3.02	3.13	3.22	3.40	3.42	4.02	4.16	4.22	4.42	4.45	4.51	5.12	5.18	5.42
K	Coleridge Rd	3.07	3.18	3.27	3.45	3.47	4.07	4.21	4.27	4.47	4.50	4.56	5.17	5.23	5.47
H	The Entrance Rd & Rays Rd	....	....	....	3.46	....	....	....	....	....	4.51	....	....	....	....
J	Bateau Bay Rd & Harbour St	....	3.21	....	....	....	....	4.24	....	....	....	4.59	....	5.26	....
I	Grandview Rd & Shelly Beach Rd	....	B	....	....	....	....	4.28	....	....	....	B	....	5.30	....
G	Eastern Rd & Sherry St	3.14	....	3.34	....	3.54	4.14	....	4.34	4.54	....	....	5.24	....	5.54
F	Bay Village	3.20	3.27	3.40	3.50	4.00	4.20	4.33	4.40	5.00	4.55	5.05	5.30	5.35	6.00
E	Wyong Rd & South St	....	....	....	4.00	4.05	....	....	....	5.05	5.05	....	....	....	6.05
D	Central Coast Hwy & Pacific St	....	3.33	....	4.07	G	....	4.39	....	G	5.12	5.11	....	5.41	G
C	Stella St & Bay Rd	3.29	....	3.49	....	....	4.29	....	4.49	....	....	....	5.39	....	....
B	The Entrance (Torrens Av)	3.37	3.39	3.57	4.13	4.37	4.45	4.57	5.18	5.17	5.47	5.47
A	North Entrance	3.44	4.50	5.22	5.52

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i For Monday to Friday timetables from The Entrance to Gosford go to page 4. For Route Map see pages 2 and 3.



The Entrance Rd Corridor

Gosford to The Entrance
via Erina Fair, Wamberal, Bateau Bay & Bay Village



Monday to Friday (cont...)

map ref	Route	22	23	21	23	22	21	17	18	22	21	17	18	17	18
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
R	Train from Sydney arrives	5.06	5.39	N5.46	....	N5.46	6.07	N6.16	N6.16	6.34	6.34	N6.43	N6.43	N6.51	N6.51
R	Train from Newcastle arrives	....	5.37	5.41	....	5.41	....	6.16	....	....	....	6.41	....	....	....
V	Gosford Station	5.15	5.44	5.55	....	5.55	6.12	6.28	....	6.42	....	6.48	....	6.55	....
T	Central Coast Hwy & Adelaide St	5.23	5.52	6.03	....	6.03	6.20	6.36	....	6.50	....	6.52	....	6.59	....
P	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....
N	Erina Fair	5.35	6.04	6.15	....	6.15	6.32	....	....	7.02	....	....	....	....	....
M	Ocean View Dr & Old Gosford Rd	5.47	....	....	....	6.27	....	....	....	7.14	....	....	....	....	....
L	Pitt Rd	5.50	6.17	6.28	....	6.30	6.45	6.51	....	7.17	....	7.07	....	7.14	....
K	Coleridge Rd	5.55	6.22	6.33	6.33	6.35	6.50	K6.55	6.55	J7.22	7.22	K7.10	7.10	K7.17	7.17
H	The Entrance Rd & Rays Rd	5.56	....	....	....	6.36	....	6.56	....	7.23	....	7.11	....	7.18	....
J	Bateau Bay Rd & Harbour St	....	....	6.36	....	....	6.53	....	....	....	7.25	....	....	....	....
I	Grandview Rd & Shelly Beach Rd	....	....	B	....	....	6.57	....	....	....	7.29	....	....	....	....
G	Eastern Rd & Sherry St	....	6.29	....	6.40	....	....	....	7.02	....	....	....	7.17	....	7.24
F	Bay Village	6.00	6.35	6.42	6.46	6.40	7.02	M6.57	7.10	7.27	7.34	M7.12	7.25	M7.19	7.32
E	Wyong Rd & South St	6.10	....	....	....	6.50	....	....	7.06	7.37	....	....	7.21	....	7.28
D	Central Coast Hwy & Pacific St	6.17	....	6.48	....	6.57	7.08	7.01	....	7.44	....	7.16	....	7.23	....
C	Stella St & Bay Rd	....	6.44	....	6.55	....	....	....	....	....	....	....	....	....	....
B	The Entrance (Torrens Av)	6.23	6.52	6.54	7.03	7.03	7.14	7.06	....	7.50	....	7.21	....	7.28	....
A	North Entrance	....	....	6.59	....	....	7.19	7.11	....	....	....	7.26	....	7.33	....

Monday to Friday (cont...)

map ref	Route	21	17	18	21	22	28	21	28	21	28
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
R	Train from Sydney arrives	7.06	N7.15	N7.15	7.51	8.12	8.41	9.12	9.41	10.12	10.41
R	Train from Newcastle arrives	6.52	7.08	....	7.35	8.11	....	9.04	9.21	10.04	....
V	Gosford Station	7.11	7.20	....	7.56	8.17	V8.46	9.17	V9.46	10.17	V10.46
T	Central Coast Hwy & Adelaide St	7.19	7.24	....	8.04	8.25	V8.51	9.25	V9.51	10.25	V10.51
P	Wells St & Sherwood Dr	....	....	....	....	....	9.00	....	10.00	....	11.00
N	Erina Fair	7.31	....	....	8.16	8.37	9.06	9.37	10.06	10.37	11.06
M	Ocean View Dr & Old Gosford Rd	....	....	....	....	8.49	....	....	....	....	....
L	Pitt Rd	7.44	7.39	....	8.29	8.52	9.17	9.50	10.17	10.50	11.17
K	Coleridge Rd	7.49	K7.42	7.42	8.34	8.57	9.21	9.55	10.21	10.55	11.21
H	The Entrance Rd & Rays Rd	....	7.43	....	....	8.58	....	....	....	....	....
J	Bateau Bay Rd & Harbour St	7.52	....	....	8.37	....	....	9.58	....	10.58	....
I	Grandview Rd & Shelly Beach Rd	7.56	....	....	B	....	....	10.02	....	11.02	....
G	Eastern Rd & Sherry St	....	....	7.49	....	....	9.27	....	10.27	....	11.27
F	Bay Village	8.01	M7.44	7.57	8.43	9.02	9.32	10.07	10.32	11.07	11.32
E	Wyong Rd & South St	....	....	7.53	....	9.12	9.40	....	10.40	....	11.40
D	Central Coast Hwy & Pacific St	8.07	7.48	....	8.49	9.19	9.45	10.13	10.45	11.13	11.45
C	Stella St & Bay Rd	....	....	....	....	....	....	....	....	....	....
B	The Entrance (Torrens Av)	8.13	7.53	....	8.55	9.25	9.50	10.19	10.50	11.19	11.50
A	North Entrance	8.18	7.58	....	9.00	....	....	10.24	....	11.24	11.55

i The Weekend timetable operates on all Public Holidays except Christmas Day. For Christmas Day timetables go to pages 24 and 25.

i For explanation of notes used see page 15.

i For Route 19 journeys to Wyong please see page 15.

The Entrance Rd Corridor

Gosford to The Entrance
via Erina Fair, Wamberal, Bateau Bay & Bay Village

Weekends & Public Holidays

map ref	Route															
		21	22	19	21	23	21	22	19	21	23	22	19	21	23	22
		am	am	am	am	am	am	am	am	am	am	am	am	am	am	am
	Train from Sydney arrives	....	6.15	....	....	7.12	....	....	....	....	8.10	8.43	8.43	....	9.11	9.35
	Train from Newcastle arrives	5.48	....	6.48	....	....	....	7.48	....	....	....	....	8.48	....	....	....
	Gosford Station	X6.00	6.25	6.59	7.10	7.25	....	7.50	7.59	8.10	8.25	8.50	8.59	9.10	9.25	9.50
	Central Coast Hwy & Adelaide St	X6.08	6.33	7.07	7.18	7.33	....	7.58	8.07	8.18	8.33	8.58	9.07	9.18	9.33	9.58
	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
	Erina Fair	X6.20	6.45	7.19	7.30	7.45	....	8.10	8.19	8.30	8.45	9.10	9.19	9.30	9.45	10.10
	Ocean View Dr & Old Gosford Rd	....	6.57	....	....	....	....	8.22	....	....	....	9.22	....	....	....	10.22
	Pitt Rd	X6.33	7.00	7.32	7.43	7.58	....	8.25	8.32	8.43	8.58	9.25	9.32	9.43	9.58	10.25
	Coleridge Rd	X6.38	7.05	7.37	7.48	8.03	R8.20	8.30	8.37	8.48	9.03	9.30	9.37	9.48	10.03	10.30
	The Entrance Rd & Rays Rd	....	7.06	....	....	....	....	8.31	....	....	....	9.31	....	....	....	10.31
	Bateau Bay Rd & Harbour St	X6.41	....	....	7.51	....	R8.23	....	....	8.51	....	....	....	9.51	....	....
	Grandview Rd & Shelly Beach Rd	X6.45	....	....	B	....	B	....	....	8.55	....	....	....	B	....	....
	Eastern Rd & Sherry St	....	....	7.44	....	8.10	....	....	8.44	....	9.10	....	9.44	....	10.10	....
	Bay Village	X6.50	7.10	7.50	7.57	8.16	R8.29	8.35	8.50	9.00	9.16	9.35	9.50	9.57	10.16	10.35
	Wyong Rd & South St	....	7.20	7.55	....	....	....	8.45	8.55	....	....	9.45	9.55	....	....	10.45
	Central Coast Hwy & Pacific St	X6.56	7.27	G	8.03	....	R8.34	8.52	G	9.06	....	9.52	G	10.03	....	10.52
	Stella St & Bay Rd	....	....	....	....	8.25	....	....	....	....	9.25	....	....	....	10.25	....
	The Entrance (Torrens Av)	X7.01	7.32	....	8.08	8.32	R8.40	8.57	....	9.11	9.32	9.57	....	10.08	10.32	10.57
	North Entrance	X7.06	....	....	8.13	....	....	....	....	9.16	....	....	....	10.13	....	....

Weekends & Public Holidays (cont...)

map ref	Route															
		19	21	23	22	19	21	23	22	19	21	23	22	19	21	23
		am	am	am	am	am	am	am	am	am	pm	pm	pm	pm	pm	pm
	Train from Sydney arrives	9.35	....	10.10	10.35	10.35	....	11.10	11.35	11.35	....	12.10	12.35	12.35	....	1.10
	Train from Newcastle arrives	9.48	....	....	....	10.48	....	....	....	11.50	....	....	....	12.48	....	....
	Gosford Station	9.59	10.10	10.25	10.50	10.59	11.10	11.25	11.50	11.59	12.10	12.25	12.50	12.59	1.10	1.25
	Central Coast Hwy & Adelaide St	10.07	10.18	10.33	10.58	11.07	11.18	11.33	11.58	12.07	12.18	12.33	12.58	1.07	1.18	1.33
	Wells St & Sherwood Dr	....	....	....	....	....	....	....	....	....	....	....	....	....	....	....
	Erina Fair	10.19	10.30	10.45	11.10	11.19	11.30	11.45	12.10	12.19	12.30	12.45	1.10	1.19	1.30	1.45
	Ocean View Dr & Old Gosford Rd	....	....	....	11.22	....	....	....	12.22	....	....	....	1.22	....	....	....
	Pitt Rd	10.32	10.43	10.58	11.25	11.32	11.43	11.58	12.25	12.32	12.43	12.58	1.25	1.32	1.43	1.58
	Coleridge Rd	10.37	10.48	11.03	11.30	11.37	11.48	12.03	12.30	12.37	12.48	1.03	1.30	1.37	1.48	2.03
	The Entrance Rd & Rays Rd	....	....	....	11.31	....	....	....	12.31	....	....	....	1.31	....	....	....
	Bateau Bay Rd & Harbour St	....	10.51	....	....	....	11.51	....	....	....	12.51	....	....	....	1.51	....
	Grandview Rd & Shelly Beach Rd	....	10.55	....	....	....	B	....	....	....	12.55	....	....	....	B	....
	Eastern Rd & Sherry St	10.44	....	11.10	....	11.44	....	12.10	....	12.44	....	1.10	....	1.44	....	2.10
	Bay Village	10.50	11.00	11.16	11.35	11.50	11.57	12.16	12.35	12.50	1.00	1.16	1.35	1.50	1.57	2.16
	Wyong Rd & South St	10.55	....	....	11.45	11.55	....	....	12.45	12.55	....	....	1.45	1.55	....	....
	Central Coast Hwy & Pacific St	G	11.06	....	11.52	G	12.03	....	12.52	G	1.06	....	1.52	G	2.03	....
	Stella St & Bay Rd	....	....	11.25	....	....	....	12.25	....	....	....	1.25	....	....	....	2.25
	The Entrance (Torrens Av)	11.11	11.32	11.57	12.08	12.32	12.57	1.11	1.32	1.57	2.08	2.32
	North Entrance	11.16	12.13	1.16	2.13

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For Weekend & Public Holiday timetables from The Entrance to Gosford go to page 7. For Route Map see pages 2 and 3.



The Entrance Rd Corridor

Gosford to The Entrance
via Erina Fair, Wamberal, Bateau Bay & Bay Village



Weekends & Public Holidays (cont...)

map ref	Route															
		22	19	21	23	22	19	21	23	22	19	21	23	22	19	21
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
	Train from Sydney arrives	1.35	1.35	...	2.10	2.35	2.35	...	3.10	3.35	3.35	...	4.10	4.35	4.35	...
	Train from Newcastle arrives	...	1.48	...	...	...	2.48	...	...	...	3.50	...	...	...	4.48	...
V	Gosford Station	1.50	1.59	2.10	2.25	2.50	2.59	3.10	3.25	3.50	3.59	4.10	4.25	4.50	4.59	5.10
T	Central Coast Hwy & Adelaide St	1.58	2.07	2.18	2.33	2.58	3.07	3.18	3.33	3.58	4.07	4.18	4.33	4.58	5.07	5.18
P	Wells St & Sherwood Dr	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
N	Erina Fair	2.10	2.19	2.30	2.45	3.10	3.19	3.30	3.45	4.10	4.19	4.30	4.45	5.10	5.19	5.30
M	Ocean View Dr & Old Gosford Rd	2.22	...	...	...	3.22	...	...	...	4.22	...	...	...	5.22	...	...
L	Pitt Rd	2.25	2.32	2.43	2.58	3.25	3.32	3.43	3.58	4.25	4.32	4.43	4.58	5.25	5.32	5.43
K	Coleridge Rd	2.30	2.37	2.48	3.03	3.30	3.37	3.48	4.03	4.30	4.37	4.48	5.03	5.30	5.37	5.48
H	The Entrance Rd & Rays Rd	2.31	...	...	...	3.31	...	...	...	4.31	...	...	...	5.31	...	...
J	Bateau Bay Rd & Harbour St	...	...	2.51	...	...	...	3.51	...	...	...	4.51	...	...	...	5.51
I	Grandview Rd & Shelly Beach Rd	...	...	2.55	...	...	...	B	...	...	...	4.55	...	...	...	B
G	Eastern Rd & Sherry St	...	2.44	...	3.10	...	3.44	...	4.10	...	4.44	...	5.10	...	5.44	...
F	Bay Village	2.35	2.50	3.00	3.16	3.35	3.50	3.57	4.16	4.35	4.50	5.00	5.16	5.35	5.50	5.57
E	Wyong Rd & South St	2.45	2.55	...	...	3.45	3.55	...	...	4.45	4.55	...	...	5.45	5.55	...
D	Central Coast Hwy & Pacific St	2.52	G	3.06	...	3.52	G	4.03	...	4.52	G	5.06	...	5.52	G	6.03
C	Stella St & Bay Rd	...	...	...	3.25	...	...	...	4.25	...	...	...	5.25	...	...	...
B	The Entrance (Torrens Av)	2.57	...	3.11	3.32	3.57	...	4.08	4.32	4.57	...	5.11	5.32	5.57	...	6.08
A	North Entrance	...	...	3.16	...	...	...	4.13	...	...	...	5.16	...	...	...	6.13

Weekends & Public Holidays (cont...)

map ref	Route															
		23	22	19	21	23	22	19	21	23	22	21	28	21	28	28
		pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm	pm
	Train from Sydney arrives	5.10	5.37	5.37	...	6.10	6.35	6.35	...	7.10	7.35	8.12	8.35	9.41	10.12	10.44
	Train from Newcastle arrives	...	...	5.48	...	...	...	6.48	...	...	...	...	8.17	9.37	...	...
V	Gosford Station	5.25	5.50	5.59	6.10	6.25	6.50	6.59	7.10	7.25	V 7.49	8.20	V 8.50	9.46	VX 10.18	VX 11.05
T	Central Coast Hwy & Adelaide St	5.33	5.58	6.07	6.18	6.33	6.58	7.07	7.18	7.33	V 7.54	8.28	V 8.55	9.54	VX 10.23	VX 11.10
P	Wells St & Sherwood Dr	...	...	...	...	...	...	...	...	...	8.03	...	9.03	...	X 10.31	X 11.18
N	Erina Fair	5.45	6.10	6.19	6.30	6.45	7.10	7.19	7.30	7.45	8.10	8.40	9.11	10.06	X 10.39	X 11.25
M	Ocean View Dr & Old Gosford Rd	...	6.22	...	...	...	7.22	...	...	...	8.22	...	...	...	...	...
L	Pitt Rd	5.58	6.25	6.32	6.43	6.58	7.25	7.32	7.43	7.58	8.25	8.53	9.21	10.19	X 10.49	X 11.35
K	Coleridge Rd	6.03	6.30	6.37	6.48	7.03	7.30	7.37	7.48	8.03	8.30	8.58	9.25	10.24	X 10.53	X 11.39
H	The Entrance Rd & Rays Rd	...	6.31	...	...	...	7.31	...	...	...	8.31	...	...	...	...	...
J	Bateau Bay Rd & Harbour St	...	...	...	6.51	...	...	...	7.51	...	...	9.01	...	10.27	...	...
I	Grandview Rd & Shelly Beach Rd	...	...	...	6.55	...	...	...	B	...	...	9.05	...	B	...	...
G	Eastern Rd & Sherry St	6.10	...	6.44	...	7.10	...	7.44	...	8.10	...	...	9.31	...	X 10.59	X 11.45
F	Bay Village	6.16	6.35	6.50	7.00	7.16	7.35	7.50	7.57	8.16	8.35	9.10	9.36	10.33	X 11.04	X 11.50
E	Wyong Rd & South St	...	6.45	BV	...	...	7.45	BV	...	...	8.45	...	9.44	...	X 11.12	X 11.58
D	Central Coast Hwy & Pacific St	...	6.52	...	7.06	...	7.52	...	8.03	...	8.52	9.16	9.51	10.39	X 11.19	X 12.05
C	Stella St & Bay Rd	6.25	...	...	...	7.25	...	...	...	8.25	...	...	...	...	...	...
B	The Entrance (Torrens Av)	6.32	6.57	...	7.11	7.32	7.57	...	8.08	8.32	8.57	9.21	9.56	10.44	X 11.24	X 12.10
A	North Entrance	...	...	...	7.16	...	...	...	8.13	...	...	9.26	...	10.49	X 11.29	X 12.15

For explanation of notes used see page 15.

For Route 19 journeys to Wyong please see page 15.

Red Bus Services

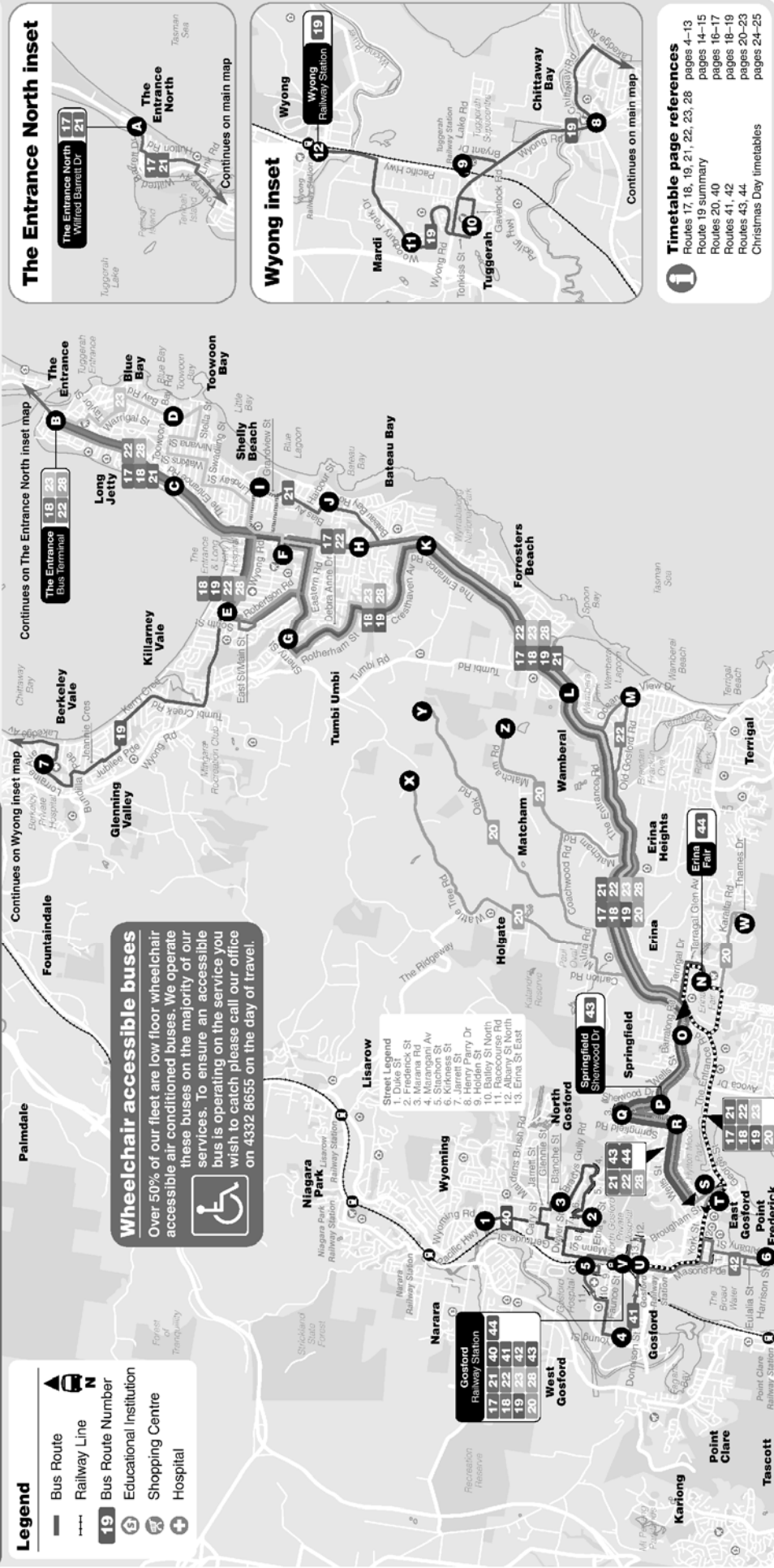
17/18/19/20/21/22/23/28/40/41/42/43/44 Routes

Legend

- Bus Route
- Railway Line
- 19 Bus Route Number
- Educational Institution
- Shopping Centre
- Hospital

Wheelchair accessible buses

Over 50% of our fleet are low floor wheelchair accessible air conditioned buses. We operate these buses on the majority of our services. To ensure an accessible bus is operating on the service you wish to catch please call our office on 4332 8655 on the day of travel.

The Entrance North inset

The Entrance North Wilfred Barrett Dr 17 21

The Entrance North 17 21

Continues on main map

Wyong inset

Wyong 12 19

Wyong Railway Station 19

Continues on main map

1 Timetable page references

Routes 17, 18, 19, 21, 22, 23, 28 pages 4-13

Route 19 summary pages 14-15

Routes 20, 40 pages 16-17

Routes 41, 42 pages 18-19

Routes 43, 44 pages 20-23

Christmas Day timetables pages 24-25

- Street Legend**
- Duke St
 - Harbour St
 - Misera Rd
 - Mirrangah Av
 - Stachon St
 - Kirkness St
 - Henry Parry Dr
 - Bailey St North
 - Albion St North
 - Albion St East
 - Erma St East

Gosford Railway Station	17	21	40	44
West Gosford	18	22	41	
	19	23	42	
	20	28	43	

Design Issues / Design Principals and Better Practices	Design Response/Comment
1. Responding to Context	
<p>Analysis of neighbourhood character</p> <p>The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:</p> <p>Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)</p>	<p>Development fronting Wilfred Barrett Drive is typically two storey brick residences with pitched roofs and consistent setbacks. Street tree planting is minimal, with the majority of plantings being within private properties. The design of the proposed development has been modified to more closely reflect existing development, in terms of materials and roof form. The proposed development is 2 storeys in height, which is consistent with development in the locality.</p>
<p>Block and lots – has an analysis of the surrounding block and lot layout been taken into consideration for local compatibility and development suitability? (e.g. lot size, shape, orientation)</p>	<p>Surrounding subdivisions typically comprise regular shaped lots with an east-west orientation. While the proposed development does not propose subdivision, the orientation and row-like arrangement of the proposed dwellings is in keeping with development in the locality.</p>
<p>Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)</p>	<p>The design of the proposed development is compatible with the built form of the neighbourhood.</p>
<p>Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?</p>	<p>Street trees and plantings are very limited along Wilfred Barrett Drive. The front setback of the site is proposed to be landscaped.</p>
<p>Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?</p>	<p>Wyong DCP 64 – Multiple Dwelling Residential Development and The Entrance Peninsula Planning Strategy have been considered.</p>
<p>Site analysis - Does the site analysis include:</p> <ul style="list-style-type: none"> • Existing streetscape elements and the existing pattern of development as perceived from the street • Patterns of driveways and vehicular crossings • Existing vegetation and natural features on the site • Existing pattern of buildings and open space on adjoining lots • Potential impact on privacy for, or overshadowing of, existing adjacent dwellings. 	<p>As site analysis has been submitted, although contains some errors. Sufficient information has been submitted to assess the application.</p>
2. Site Planning and Design	
<p>General - Does the site planning and design:</p> <ul style="list-style-type: none"> • Optimise internal amenity and minimise impacts on neighbours? • Provide a mix of dwelling sizes and dwellings both with and without carparking? • Provide variety in massing and scale of built form within the development? 	<p>Amendments to original design have improved internal amenity and minimises impacts on neighbours by reducing potential for overlooking. Mix of 1 and 2 bedroom units are proposed as identified as being in growing demand within WLGS. Parking allocations have not been specified as part of DA.</p>
<p>Built form -Does the site planning and design:</p> <ul style="list-style-type: none"> • Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street? • Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours? 	<p>Development appropriately designed to face both the street and the lake.</p>

Design Issues / Design Principals and Better Practices	Design Response/Comment
<ul style="list-style-type: none"> Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise? 	Solar access and location of open space is satisfactory.
<p>Trees, landscaping and deep soil zones - Does the site planning and design:</p> <ul style="list-style-type: none"> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape? Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting? Retain large or otherwise significant trees on other parts of the site through sensitive site planning? Where not possible to retain existing trees, replace with new mature or semi-mature trees? Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings? Provide pedestrian paths? Reduce the width of driveways? Provide additional private open space above the minimum requirements? Provide communal open space? Increase front, rear and/or side setbacks? Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc. Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood? Replicate an existing pattern of deep soil planting on the front of the site? Use semi-pervious materials for driveways, paths and other paved areas? Use on-site detention to retain stormwater on site for re-use? 	<p>No existing street trees.</p> <p>Locally significant Norfolk island Pine trees are proposed to be retained at the rear of the site, adjoining the foreshore reserve and communal open space.</p> <p>There is minimal vegetation or landscaping existing, although extensive landscaping is proposed for the site.</p> <p>Landscaping is proposed between driveway and boundary fencing.</p> <p>Multiple pedestrian pathways are proposed.</p> <p>Limited private open space is provided.</p> <p>Communal open space with facilities and fronting a foreshore reserve are provided.</p> <p>Garden beds are proposed within the carpark area.</p> <p>Deep soil zone is provided at the rear of the site.</p> <p>There is no existing pattern of deep soil planting at the front of the site.</p> <p>Rainwater re-use is proposed.</p>
<p>Parking, garaging and vehicular circulation - Does the site planning and design:</p> <ul style="list-style-type: none"> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages? Maintain, where possible, existing crossings and driveway locations on the street? 	<p>Centralised carparking is proposed.</p> <p>A new vehicular crossing will be required.</p>
3. Impacts on Streetscape	
<p>General - Does the site planning and design:</p> <ul style="list-style-type: none"> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.) Provide a front setback that relates to adjoining development? 	Proposed development is compatible with existing development and streetscape.
Built form - Does the site planning and design:	

Design Issues / Design Principals and Better Practices	Design Response/Comment
<ul style="list-style-type: none"> • Break up the building massing and articulate building facades? • Allow breaks in rows of attached dwellings? • Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character? • Set back upper levels behind the front building façade? • Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses? • Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements? • Use a roof pitch sympathetic to that of existing buildings in the street? • Avoid uninterrupted building facades including large areas of painted render? 	<p>Development is broken up into 6 buildings, in 2 rows</p> <p>External colours and finishes have been modified to more closely reflect existing development in area.</p> <p>Dormer windows are not characteristic of the area.</p> <p>Varied pitched roof is proposed for buildings facing the street, which is similar to existing development in the area.</p> <p>Uninterrupted facades visible from public areas for adjoining properties are avoided.</p>
<p>Trees, landscaping and deep soil zones - Does the site planning and design:</p> <ul style="list-style-type: none"> • Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting? • Plant in front of front fences to reduce their impact and improve the quality of the public domain? 	<p>No existing front landscaping exists although landscaping of the front setback is proposed.</p>
<p>Residential amenity - Does the site planning and design:</p> <ul style="list-style-type: none"> • Clearly design open space in the front setback as either private or communal open space? • Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage? • Design dwellings at the front of the site to address the street? • Design pedestrian entries, where possible, directly off the street? • Provide a pedestrian entry for rear residents that is separate from vehicular entries? • Design front fences that provide privacy where necessary, but also allow for surveillance of the street? • Ensure that new front fences have a consistent character with front fences in the street? • Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings? • Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised? 	<p>Private open space identified by fencing and landscaping.</p> <p>Level changes, screening etc proposed between public and provide spaces.</p> <p>Pedestrian access is provided for units facing the street.</p> <p>Separate pedestrian access is provided.</p> <p>Combination of landscaping proposed.</p> <p>Mailboxes appropriate located away from driveway.</p> <p>Conditions included regarding screening of waste storage area.</p>
<p>Parking, garaging and vehicular circulation - Does the site planning and design:</p> <ul style="list-style-type: none"> • Vary the alignment of driveways to avoid a 'gun barrel' effect? • Set back garages behind the predominant building line to reduce their visibility from the street? • Consider alternative site designs that avoid driveways 	<p>Use of landscaping is proposed along driveway and within carpark. No garages are proposed and carparking area is located behind buildings away from the street.</p>

Design Issues / Design Principals and Better Practices	Design Response/Comment
<p>running the length of the site?</p> <ul style="list-style-type: none"> • Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking? • Use planting to soften driveway edges? • Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings) • Limit driveway widths on narrow sites to single carriage with passing points? • Provide gates at the head of driveways to minimise visual 'pull' of the driveway? • Reduce the width where possible to single width driveways at the entry to basement carparking rather than double? • Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent? • Recess the driveway entry to basement car parking from the main building façade? • Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street? • Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape? • Return façade material into the visible area of the basement car park entry? • Locate or screen all parking to minimise visibility from the street? 	
<p>4. Impacts on Neighbours</p>	
<p>Built form - Does the site planning and design:</p> <ul style="list-style-type: none"> • Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'? • Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development? • Set upper storeys back behind the side or rear building line? • Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure? • Incorporate second stories within the roof space and provide dormer windows? • Offset openings from existing neighbouring windows or doors? • Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks? 	<p>Front dwellings face the street, with rear dwellings facing the lake.</p> <p>No dwellings face adjoining properties.</p> <p>Roof form broken up for dwellings facing street.</p>
<p>Trees, landscaping and deep soil zones - Does the site planning and design:</p> <ul style="list-style-type: none"> • Use vegetation and mature planning to provide a buffer between new and existing dwellings? • Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings? • Plant in side and rear setbacks for privacy and shade for 	<p>Site landscape plan provided.</p>

Design Issues / Design Principals and Better Practices	Design Response/Comment
adjoining dwellings? <ul style="list-style-type: none"> Use species that are characteristic to the local area for new planting? 	Conditions have been recommended to replace some species with more suitable species e.g. for salt tolerance.
Residential amenity - Does the site planning and design: <ul style="list-style-type: none"> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation? Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings? Locate private open space in front setbacks where possible to minimise negative impacts on neighbours? Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms? Design dwellings around internal courtyards? Provide adequate screening for private open space areas? Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting? 	Shadow diagrams provided and adequate solar access available. Windows and balconies located so as to not overlook adjoining properties. Private open space located in front setback or rear setback fronting communal open space and foreshore reserve. No internal courtyards proposed. Screening and landscaping proposed. Side setbacks not used for open space to avoid conflict with adjoining properties.
Parking, garaging and vehicular circulation - Does the site planning and design: <ul style="list-style-type: none"> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts? Position driveways so as to be a buffer between new and existing adjacent dwellings? 	Boundary landscaping proposed. Driveway proposed between existing dwellings and proposed development.
5. Internal Site Amenity	
Built form - Does the site planning and design: <ul style="list-style-type: none"> Maximise solar access to living areas and private open space areas of the dwelling? Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements? Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments? Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments? Have dwelling entries that are clear and identifiable from the street or driveway? Provide a buffer between public/communal open space and private dwellings? Provide a sense of address for each dwelling? Orientate dwelling entries to not look directly into other dwellings? 	Satisfactory solar access provided. Individual units clearly identifiable through architectural features. N/A as not villa or townhouses. Provided for ground level units facing Wilfred Barrett Drive. Entries accessible from street and/or carpark. Level changes and landscaping to separate private and public spaces. Dwelling entries directly from carpark
Parking, garaging and vehicular circulation - Does the site planning and design:	

Design Issues / Design Principals and Better Practices	Design Response/Comment
<ul style="list-style-type: none"> • Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy? • Avoid large uninterrupted areas of hard surface? • Screen parking from views and outlooks from dwellings? • Reduce the dominance of areas for vehicular circulation and parking considering single rather than double width driveways? • Use communal car courts rather than individual garages? • Reduce the dominance of areas for vehicular circulation and parking by considering single rather than double garages? • Communal car courts rather than individual garages? • Tandem parking or a single garage with single car port in tandem? • Providing some dwellings without any car parking for residents without cars? 	<p>Some bedrooms are located toward parking areas, although are separated by landscaping.</p> <p>Landscaping bays are proposed within the carpark areas.</p> <p>All dwellings have living areas and private open space located away from common parking areas. Some kitchen areas overlook the carpark, which improves natural surveillance.</p> <p>The design initially proposed separate single width driveways to access the site, although the requirements of the RMS required all vehicular access and egress to be located in the northern corner of the site.</p> <p>A communal open carpark is provided in addition to a basement carpark. No garages are proposed.</p> <p>Allocation of carparking determined under future strata subdivision or tenancy agreements</p>
<p>Residential amenity - Does the site planning and design:</p> <ul style="list-style-type: none"> • Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely? • Provide pedestrian routes to all public and semi-public areas? • Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private? • Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks? • Clearly define thresholds between public and private spaces? • Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling? • Provide private open space area that are orientated predominantly to the north, east or west to provide solar access? • Provide private open space areas that comprise multiple spaces for larger dwellings? • Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas? • Provide private open space areas that are both paved and planted when located at ground level? • Provide private open space areas that retain existing vegetation where practical? • Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off? • Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction? • Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual 	<p>Separate pedestrian access is provided to the site.</p> <p>There is an existing pathway along the frontage of the site. The bus stop is on the opposite side of the road.</p> <p>All stairwells and entrances service a maximum of 4 units, which provides greater ownership to these public areas.</p> <p>Conditions of consent are recommended in relation to the maintenance of landscaping between buildings to ensure clear site lines are maintained.</p> <p>Clear definition between and public and private space through level changes and screening.</p> <p>Private open space located adjacent to the living areas and complies with Council's minimum areas for private open space.</p> <p>All units have either north-west or south-east facing private open space.</p> <p>All units are either 1 or 2 bedroom with single open space areas.</p> <p>Level changed and screening is proposed to differentiate between private and public spaces.</p> <p>Combination of paving and planting proposed.</p> <p>The site contains limited vegetation although trees at the rear of the site within common open space are to be retained.</p> <p>The design incorporated large areas of deep soil. Private open space is predominately balconies and paved courtyards.</p> <p>Communal open space is provided at the rear of the development, adjacent to the Council's foreshore reserve. Seating and BBQ facilities are proposed.</p> <p>Garbage storage areas are to be appropriately screened from public view.</p>

Design Issues / Design Principals and Better Practices	Design Response/Comment
prominence to the street or to any private or communal open space?	

Appendix H - State Environmental Planning Policy No 71 – Coastal Protection

Cl.8	Matters for Consideration	Proposed
a	The aims of the Policy	The proposal is consistent with the aims of the Policy in terms of protection of the coastal zone and environment; and the proposal will not affect access to foreshore areas.
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.	Existing public access to the foreshore area is available from Terilbah Place. There is no existing public access to the foreshore from the subject site.
c	Opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability.	Access to the foreshore is provided from the site for residents, although is not suitable for public access. Public access is provided from Terilbah Place, approximately 140m to the north of the site.
d	The suitability of development given its type, location and design and its relationship with the surrounding area.	The proposed development is for residential purposes within a residential zone as permitted by SEPP(Affordable Rental Housing).
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.	The proposal is not expected to result in any significant overshadowing or view loss.
f	The scenic qualities of the New South Wales coast, and means to protect and improve these qualities.	The proposal will have no adverse impact on the scenic qualities of the coastline. Characteristic Norfolk Island Pine trees are to be retained.
g	Measures to conserve animals (within the meaning of the <u>Threatened Species Conservation Act 1995</u>) and plants (within the meaning of that Act), and their habitats.	The subject site does not contain any threatened species or habitat.
h	Measures to conserve fish (within the meaning of Part 7A of the <u>Fisheries Management Act 1994</u>) and marine vegetation (within the meaning of that Part), and their habitats.	The proposal has no impact on the conservation of fish and marine vegetation.
i	Existing wildlife corridors and the impact of development on these corridors.	The proposal will not affect any identified wildlife corridor.
j	The likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards.	The subject site is not identified within the Draft Wyong Shire Coastal Hazard Management Plan as being subject to coastal hazards. The site is affected by flooding, although is considered to be low hazard flooding.
k	Measures to reduce the potential for conflict between land-based and water-based coastal activities.	The proposal has no impact on water-based coastal activities.
l	Measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals.	The subject site does not contain any aboriginal sites or relics, and there are no known sites within the immediate locality.
m	Likely impacts of development on the water quality of coastal waterbodies.	Appropriate water quality controls are proposed together with requirements of the NOW.
n	The conservation and preservation of items of heritage, archaeological or historic significance.	The proposal has no impact on items of heritage, archaeological or historic value.
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	Not applicable.

	cities.	
p(i)	The cumulative impacts of the proposed development on the environment.	The proposal is not considered to have any adverse cumulative impacts on the environment.
p(ii)	Measures to ensure that water and energy usage by the proposed development is efficient.	A BASIX Certificate has been submitted with the application to demonstrate satisfactory water and energy efficiency.
CI.13	A provision of an environmental planning instrument that allows development within a zone to be consented to as if it were in a neighbouring zone, or a similar provision, has no effect.	The application does not propose to utilise such a clause.
CI.14	A consent authority must not consent to an if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.	There is currently no public access through the site. Public access to the foreshore is provided from Terilbah Place, approximately 140m to the north of the site.
CI.15	The consent authority must not consent to a development application in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.	The development can be connected to the existing reticulated sewer system.
CI.16	The consent authority must not grant consent to a development application if the consent authority is of the opinion that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.	Should consent be granted, standard conditions relating to stormwater treatment and quality would be imposed.

Appendix I - Wyong DCP 2005 Chapter 64 – Multiple Dwelling Residential Development

	REQUIREMENT	PROPOSED	COMPLIANCE
2.0 APPLICATION REQUIREMENTS			
Required Information	Required information submitted?	Sufficient information submitted.	Sufficient information submitted.
Services	Any impact on drainage, water or sewer?	New water and sewer connections required.	Yes, Subject to conditions
	Kerb and guttering existing?	No. Will be required if development approved	Yes, Subject to conditions
3.0 CONTEXT			
Site and Local Context Analysis	Submit site and contextual analysis	Site analysis submitted. Contextual analysis contains some errors in relation to the site.	Sufficient information submitted.
4.0 SCALE			
Residential Development by Zone	Compatible with objectives of the zone 2(a)	The proposed development is not consistent with the zoning and objectives under WLEP 1991. SEPP (Affordable Rental Housing) overrides WLEP 1991 and permits the development.	Refer to SEPP (Affordable Rental Housing)
Building Height	2 storey and 7 metres to ceiling.	2 storeys and 8.5 metres to roof pitch as permitted by SEPP	Refer to SEPP (Affordable Rental Housing)
Site Coverage	Minimum 25% site area as 'soft' landscaping	Approximately 2000 m ² or 32% of the site is soft landscaping.	Yes
5.0 BUILT FORM			
Construction and Appearance	Respond sensitively to context in terms of scale, functionality and sustainability.	The modified design responds to the context.	Yes
Building Design	High architectural quality	The modified design has improved the architectural quality of the development.	Yes
	Facades to be articulated in length and height.	Internal elevations not visible from the street or adjoining properties are 13 m in length. Elevations facing the street or adjoining properties are broken up at ground level.	No, 30% variation, although elevations not visible from the street.
	Garages not to dominate street elevations.	No garages proposed	Yes
	Suitable architectural features to provide visual relief and to minimise bulk and scale.	Development suitably broken up into a number of buildings and articulation.	Yes
Roof Design	Relate roof design to desired built form and the size and scale of the building.	The buildings fronting Wilfred Barrett incorporate a pitched roof in keeping with existing development.	Yes

		The buildings facing the Lake feature a flat roof in keeping with the waterfront location.	
	Minimise intrusiveness of service elements.	No roof top service elements are proposed. Suitable screening can be conditioned.	Yes, subject to conditions of consent.
	Roof terraces to be setback from building edge.	None proposed.	N/A
Cut and Fill	Minimise cut and fill by stepping building.	Minimal cut and fill required for the buildings. Excavation is required for the basement carparking.	Yes
Building Lines			
Setbacks			
<i>Front</i>	6m	Building 7.5 m	Yes
<i>Side</i>	1.5m	Minimum 1.5 m	Yes
<i>Side</i>	1.5m	Minimum 5 m	Yes
<i>Rear</i>	4.5m	Minimum 5 m to courtyards.	Yes
Car Parking			
Resident Parking	7 x 1 beds @1 = 7 35 x 2 beds @ 1.2/unit = 38.4 Total 45.4 spaces	Proposal complies with 57 spaces in total, although lower parking rates are provided by SEPP (Affordable Rental Housing)	Yes
Visitor Parking	1 space per 5 units = 8.4 spaces	Proposal complies with 57 spaces in total, although lower parking rates are provided by SEPP (Affordable Rental Housing)	Yes
	Setback minimum 3m from category B roads, only where suitably screened by landscaping	All carparking located behind the building line.	Yes
Vehicular Access Design	Minimum driveway pavement width 5.5m	Driveway 6.6 m	Yes
	Driveway offset 2m from side boundary at front boundary, may taper back to 0.5m at front building line	2 metre landscape setback proposed.	Yes
	Screening cars from view of street and building	Parking located behind building.	Yes
Pedestrian Access Design	Clear pedestrian access to development	Clear pedestrian access, which is separate to driveway.	Yes
	Consider public through-site access ways in larger developments.	Public access is not suitable or necessary through the development. Access to the adjacent foreshore reserve is available from public road approx 140m to the north of the site.	N/A
6.0 DENSITY			
Floor Space Ratios	2(a) zone = 0.5:1	0.5:1	Yes

7.0 SUSTAINABILITY			
BASIX	BASIX Certificate.	BASIX Certificate provided	Yes
Waste Management	WMP submitted.	WMP submitted.	Yes
	Location of bins to be accessible and not visually intrusive.	Bins proposed on south western side of development and would be visible from the street. Conditions are recommended to screen the waste storage area.	Yes, subject to conditions of consent.
	Method of collection.	Bulk bin (1.1m ³) collection from the street.	Yes
Stormwater Management	SWMP submitted	Satisfactory stormwater plan submitted.	Yes
8.0 LANDSCAPE			
Landscape Design	Category 3 Landscape design.	Category 3 landscape design provided.	Yes
Deep Soil Zones	50% of required 'soft' landscaped area to be deep soil = 783m ²	Approx 1100m ² of deep soil zones proposed.	Yes
Street Trees	2 semi advanced trees per 15 m frontage = 12 trees.	Can be addressed by conditions of consent.	Yes, subject to conditions of consent.
9.0 AMENITY			
Private Open Space	Grade not to exceed 1:14	Level balconies and courtyards.	Yes
	10m ² with minimum width of 2m	Courtyards and balconies proposed ranging from 9.5m ² to 25m ²	No. 5% variation.
Communal Open Space	Provide facilities e.g. BBQ, seating, pool as appropriate.	BBQ, table and benches proposed.	Yes
	Communal open space not to be within front setback.	Communal open space provided at rear and side of site.	Yes
	20m ² /dwelling min width 5m = 840m ²	In excess of 870 m ²	Yes
Solar Access	All dev o/space to have unobstructed sunlight for minimum 3 hours between 9.00 am and 3.00pm June 21.		
	Shadow diagrams to be submitted for 2+ storeys. Development not to unreasonably impact adjoining properties.	Shadow diagrams submitted.	Yes
Privacy	Building layout (windows, balconies, screening & l/scaping) to min direct o/looking of internal living areas & private o/space.	Building layout appropriate to reduce direct overlooking.	Yes
Views	Minimise loss of views.	No issues raised in relation to view loss.	Yes
	Public views and vistas retained.	No issues raised in relation to public views and vistas.	Yes
10.0 SAFETY AND SECURITY			
Crime Prevention	Crime Risk Assessment (CPTED)	Satisfactory design and referral to Police has	Yes

		been undertaken.	
11.0 SOCIAL DIMENSIONS			
Housing Choice	Mix of 1, 2 and 3 bedroom units	Mix of 1 and 2 bedroom units with 50% to be affordable housing.	Yes
	10% of units to be suitable for adaptation for disabled/elderly persons.	5 units suitable for adaptation (11%).	Yes
Facilities and Amenities	Each dwelling to have individual laundry.	Each unit has laundry.	Yes
	Car wash facility 5m x 2.7m, drain to grassed common area, may be a visitor space	Car wash provided within carparking area.	Yes
	Mailboxes	Mailboxes at front pedestrian entrance.	Yes
	Storage: 1-2 beds - 3m ² 3+ beds - 6m ²	Storage provided within built in robes, kitchen cupboards and 26 storage bays within basement. Adaptable units have additional storage areas within the unit.	Yes
12.0 AESTHETICS			
Fencing	Details to be provided. Max 1.2 m along front boundary.	Front boundary fencing not proposed.	N/A
	1.8 around courtyards	Fencing no higher than 1.8 m.	Yes
	Courtyard fencing only in front setback (cat B road) to optimise solar access. Must be no closer than 1.5m from front boundary and 1.5m must be landscaped	Courtyards 5 m from front boundary and landscaped.	Yes
Streetscape	Development is to enhance streetscape character.	Compatible with existing streetscape	Yes
	Provide separate entry from street for pedestrians and cars	Separate entrances are proposed.	Yes

Appendix J - Summary of Public Submissions

Document No	Summary of Issues
D02605962 D02605954 D02609152 D02608818 D02608718 D02608803 D02608807 D02608786 D02608781 D02607998 D02608010 D02608025 D02608133 D02610504 D02610501 D02610475 D02610483 D02610419 D02610452 D02610442 D02610436 D02610463 D02610470 D02615225 D02615749 D02615746 D02613714 D02611542 D02611583 D02615748 D02615759 D02638873 D02638866 D02615186 D02611403 D02620818 D02620838 D02632780 D02632731 D02632758 D02772052 D02776300 D02772243 D02767643 D02772372 D02772256 D02773956 D02773334 D02774920 D02775432 D02772648 D02773124 D02772521 D02773961 D02770296 D02615770 D02640567	<ul style="list-style-type: none"> • Notification of this Application – did not occur until 4 May yet the DA is dated 4 April – Notification – 39 units instead of 53 units • Location – located on narrow strip of land between lake and ocean. Busy Central Coast Highway is on the street frontage of the property, will compromise the safety along the highway for current residents, visitors and motorists. Total area of the development is 6266.5 sqm, foreshore frontage of 111.16m – very substantial development planned for the Tuggerah Lakes Foreshore, what are the impacts on an already fragile ecosystem and waterway? • Flooding - The site is on flood prone land – how will a large number of residents manage when such events do occur? Will they need alternate accommodation? How will residents with serious medical conditions manage during a period of possible isolation and loss of electricity? • Ecologically Sustainable Development – How will the proposed development impact on the needs of current and future generations? • How will the current fragile ecosystem be protected from the impact of such a substantial development along the lake foreshore? • This development will compromise the existing public foreshore/waterfront access. • Strata Subdivide the Development - What is the intent to strata title the entire development or part of the development? • Is the intent of the developer to provide affordable rental accommodation? • Previous DA's – What was the grounds of the previous rejection of a 8 lot residential subdivision. Why is Council considering a much larger unit development? • Employment Opportunities – Need to commute to Sydney or Newcastle. The area already has high unemployment due to lack of job opportunities. • Transport – is unsatisfactory and residents need to provide own transport. • Community Facilities – existing services already struggling with demand. Policing is currently an issue and this development will increase pressure. • Residential Amenity – What impact will this have on the current residential amenity of the area? What impact will the development have on retail property values in the area? In areas where affordable housing developments have been approved there has been an immediate drop in property values, such a development will hinder future residential development in the area. • Common Open Space – The development includes 424.4sqm of common open space, does this meet with Council's requirements regarding ratios and number of people per sqm of open space? If not, how does Council plan to provide for necessary additional open space?. • The Entrance Town Centre Plan – plans to revitalise the town centre to be a national and international tourist destination requires higher income families to come to the area.

Document No	Summary of Issues
D02640608 D02611442	
D02599964 D02610429 D02610479	<ul style="list-style-type: none"> • Location – located on narrow strip between lake and sea, a considerable distance from the town centre. The central Coast Highway is already congested from houses and holiday parks. • Land – unsuitable as it is flood prone. • Amenities – there are none. • Transport – periodic bus services but residents have to provide own car. • Access – Central Coast Highway is congested. • The NSW Government's Family & Community Services Housing NSW charter suggests that social housing needs to be fit for purpose. This site is not fit for purpose as it is not close to amenities such as shops, employment, health care and personal support as well as regular and specialised transport. The Charter also says consultation should be undertaken with neighbours, which has not been undertaken.
D02606740	<ul style="list-style-type: none"> • General Vision of The Entrance – its natural and built attributes, one of Australia's most renowned liveable and tourist coastal destinations, how can Council consider affordable housing in this location.
D02609243	<ul style="list-style-type: none"> • Turning into Wyuna Parade or Terilbah Place is dangerous • The proposed development not in character with the low density of the area. • Council recently rejected a proposal for 8 housing lots which would have been acceptable. Why would Council even consider such a larger and even more totally unsuitable development. The land is too small for the proposed development size. • Impact on fragile eco system. • The land is in a flood zone. • The Entrance Peninsular already has a disproportionate concentration of social housing properties. These households have high unemployment rate, generate little wealth in the Community. • Impact the proposed development will have on property values in the area. • Where these applications are approved under affordable housing, prices have dropped. • Community Safety – Police and Rangers already struggling to response to assistance.
D02607978 D02607969 D02607961 D02607953	<ul style="list-style-type: none"> • The proposed Development is flood prone – would it be suitable to building this type of development in a flood zone? • Impact on Traffic – congested now, the impact of a further 53 units would do to this problem. • Lack of public transport – This type of development should be built closer to amenities? • Previous DA - Council recently rejected an 8 lot subdivision on same parcel of land, what were the grounds of this rejection? Why is Council even considering a much larger 53 unit development?
D02610479	<ul style="list-style-type: none"> • Location – Considerable Distance from the Town Centre. • Land – unsuitable for high density housing. • Flood Prone Land – Land is prone to flooding. • Amenities – there are none • Transport – residents in this area have to supply their own transport, only periodic bus services available.
D02611570	<ul style="list-style-type: none"> • Building would be constructed on flood prone land • The entry of more motor vehicles from a development of this size onto Wilfred Barrett Drive is sure to create an increased traffic problem in the area. • The development is not in keeping with the properties in the surrounding area

Document No	Summary of Issues
	<p>which is basically single dwelling homes</p> <ul style="list-style-type: none"> • The DA can have little creditability when the architect has stated that he has not even inspected the site. • Council in the past rejected a proposed subdivision of the land into 8 separate lots, surely this would have been a more amenable proposal and more in keeping with the surrounding area. This has to be a gross overdevelopment of the site. • This type of development is not welcomed in this area. A fair proportion of local residents in the immediate area are retirees, self funded who bought in good faith and will now have to experience of seeing the value of their property obviously devalued if this project goes ahead.
D02611463	<ul style="list-style-type: none"> • It appears to be an overdevelopment of the site, not keeping with the area, and reduces the amenity of the area. • Traffic flow from the units would add considerable strain to the difficulties already experienced by residents trying to access or use the Central Coast Highway. • Proposed residents of the development would strain already poor public transport to and from this area.
D02611429	<ul style="list-style-type: none"> • Development on flood prone land – this development would put residents at risk. • The increase in people on the area should be considered especially in regard to the water shortage.
D02610480	<ul style="list-style-type: none"> • Flooding and Water issues: - land is zoned flood prone land, with the rise in lakes level due to climate change, flooding will only get worse. Council should not allow this development on site subject to inundation. • The Plan indicates provision for underground parking at a level below the present lake level, this will surely cause ground water to enter the car park requiring pumping of water back to the lake. • The subsoil in this area is likely to be acid sulphate which when exposed to air and water produces sulphuric acid, this will impact the lake which will effect the marine life and destroy vegetation in the Riparian zone. • Flooding – when flooding occurs in this area excess water lies in open drains, contaminated water from the construction site lying in open drains will potentially cause health risks to the community at large, we already have Ross River Virus. • Infrastructure and Services – if the development went ahead it would probably increase the permanent population of the area by at least 150 people – result in impact on already stretched resources. • Water and sewerage - can the infrastructure handle the additional load particularly in holiday periods. • Electricity , - power blackouts already frequently occur in the area, will the additional load exacerbate the problem? • Telecommunications – The Entrance North already has very poor mobile coverage and internet connections will the additional demand make this worse? • Public Transport - only a limited bus service operates, will the service increase? • Road Traffic density and frequency on the Central Coast Highway will increase, Council will need to supply an adequate turning lane from the development and improve pedestrian safety for road crossing. • Shopping – new residents will have to travel considerable distances to buy basics, there are no large shops in the Entrance North. • Medical Services – no doctors in the area, many in town have closed their books. • Council working on a new LEP it would be hoped that developments of this nature are NOT included in this Plan. • Council's objective of the area is to be a "Village atmosphere", it is clear this proposed development is entirely inappropriate both on bulk and density grounds.
D02619295	<ul style="list-style-type: none"> • High Rise not suitable for the area, people will have low income, social problems e.g. drugs, alcoholism, mental problems. • Residents have paid a lot for their land and to have this built in the area leaves people very angry. • Property values will drop. • There are no amenities on this side of the town, e.g. shops, doctors • Public Transport is not a good this side, with 53 units would lead to more congestion on the roads, where will they park, on the highway?

Document No	Summary of Issues
	<ul style="list-style-type: none"> We bought our property over at North Entrance, no high-rise, away from the town, so therefore we certainly don't want high-rise over this way.
D0261882	<ul style="list-style-type: none"> Location of the proposed development – completely out of character from its surrounds. Already have Paris Apartments - surely this is enough of high density structures which is aesthetically displeasing and unnecessary considering vacancy rates in The Entrance. Flood Prone Location – the garages will be inundated. Amenities – Future residents will need to have transport to the closest shopping centres, too far to walk, especially for elderly, disabled. Transport – one bus service in the area, residents will need their own car Access and Road Transport – location of Central Coast Highway poses access problems. Traffic already very busy, especially at peak times. Impact on traffic, pedestrian movements, are necessary funds available to take into consideration safe movements for pedestrian, elderly pensions, parents with prams etc. Previous DA was for 8 lot residential subdivision, why is council considering 53 units? Overshadowing/loss of privacy – Residents of the caravan park and adjoining homes in Terilbah Place will lose privacy from having such a large development next door to them. Any guarantee that neighbours will have 3 hours sunshine between 9 am and 3.00 pm throughout the year. Design of the development – design is aesthetically displeasing, no architectural merit, value or theme to it, appears cramped with little or no provisions for open space, playground area around it. Will attract anti-social development, no lift for elderly, disabled or parents with prams – how do they cope with stairs? Employment – residents will need their own transport if they work – transport issues – local bus service not many runs to this area Schools-if this development will house families, additional financial burden on them paying for car trips. No school within walking distance, children will be forced to cross the Central Coast Highway to catch bus. Economic Rationale – approx \$8m to spend on this proposal – waste of tax payers money, needs to be put to better investigation. Vacancy rates in town, seems unnecessary and costly investment. Fit for purpose – too many units proposed for this parcel of land Consultation with area – not undertaken until publicity regarding the development from other channels alerted neighbours. This parcel of land should be acquired by Council and/or community groups e.g. Rotary, Lions, Apex, turned into recreational grounds and playgrounds. A park would be wonderful asset to the area for locals and visitors alike to enjoy.
D02624166	<ul style="list-style-type: none"> High density development in an area for low density residential development. Location is subject to flooding. Lack of public transport Amenities – not near a shopping centre In an area of high unemployment and next to no chance of getting employment in the area Car access to a very busy road (Wilfred Barrett Drive) Depreciation of the value of the surrounding properties, if the properties depreciate will the Council rates be adjusted down accordingly.
D02629326	<ul style="list-style-type: none"> Traffic Impact Assessment Report – seriously flawed. Numerous parameters that are inappropriate Adverse impact on safety is unaddressed
D02631674	<ul style="list-style-type: none"> Totally out of character for the area, Applicant has only 1 \$10 share under SEPP (Affordable Rental Housing) Inappropriate high density over development on Flood Prone Land Negative impact on the Ecosystem and Tuggerah Lake Foreshore Overdevelopment on Foreshores of Tuggerah Lake

Document No	Summary of Issues
	<ul style="list-style-type: none"> • Excavation for building the car parks can affect the water table. Evacuation Problems During Floods • Limited Access to Public Transport • Very Limited Employment Opportunities • Further Stress on Community Facilities • Increase Incidents of Crime and Domestic Violence • Loss of Residential Amenity • Loss Property Values for Neighbouring Homes • Disincentive for Future Investors – especially at The Entrance Town Centre • Destroy the Potential for Future Tourist Development of Neighbouring Site
D02632323	<ul style="list-style-type: none"> • Traffic hazard that would be created if this DA goes ahead. • Plans don't clearly identify ingress/egress points • Site distances/views from hampered by wall erected by the Caravan park • Bus turning bay located south of the site – views will be hampered when buses are there. • No information in relation to street parking • Must address road safety issues
D02636537	<ul style="list-style-type: none"> • Location of the proposed residential development • The available amenities, available transport, access to high density residential • Accommodation and non compliance with the NSW Government's Family & Community Services Housing guidelines in relation to social housing.
D02643047	<ul style="list-style-type: none"> • Object on grounds that DA does not comply with SEPP Affordable Rental Housing. • Bulk and scale of the development – not sympathetic to the area • The development does not contribute to the overall character of the area. • Changes to Legislation AHSEPP to stop private developers building RFB in low density residential areas so Govt recognises that this type of dev is undesirable. • Rights and Social Welfare of Future Residents – proposed development is in direct opposition to this. No amenities for the new residents. Infrastructure and services of the area are minimal, No schools, health facilities, community services or halls, shops, parks, patrolled beach or employment opportunities. • Unsuitable for the elderly, the disabled, children and youth because of its isolation.
D02643054	<ul style="list-style-type: none"> • Large no of Units in such a small area, with minimal amount of personal space does not work this type of confined residential development. • Impact on residents of North Entrance • Higher crime rate and increased domestic violence will increase
D02644614	<ul style="list-style-type: none"> • Failure to meet WSC planning and Environmental laws • Failure to meet the "Character Test" of the NSW Minister of Planning • Overdevelopment of the high density housing on flood prone lakefront land • Danger to the environment and ecology of Tuggerah lakes • Failure to meet WSC housing strategy • Safety concerns for access from Wilfred Barrett Drive • Problems and impacts of concentrations of affordable housing • Failure to provide access to essential services • Attachment 2 – 473 signatories "Petition"
D02644678	<ul style="list-style-type: none"> • The subject site is flood prone • No transport infrastructure in place • Development would create severe traffic congestion especially across the Entrance Bridge • Crime rate will skyrocket • Allowing this DA next to caravan park will develop into a high density ghetto • Further destruction to the surrounding Ecosystem • Surrounding property values would plummet further • Rejection of a previous DA

Document No	Summary of Issues
D02645651	<ul style="list-style-type: none"> • Small site for 53 units, each unit very small especially with families • Very little employment in the area • Transport to the area is very limited • Traffic flow along Wilfred Barrett Drive has increased in past 4 years, this DA will impact this already busy section • High levels of vandalism, crime • High levels of dissatisfied tenants • High youth population • Lack of privacy • Inadequate maintenance of public areas • Can the above be addressed by explanation as how it will be addressed in the DA if approved • Concerned how this DA will affect my family, community and financial manner.
D02645750 D02645738	<ul style="list-style-type: none"> • Construction of high density housing in low density areas – unacceptable. • Notification – why weren't we advised sooner • Total lack of facilities for recipients of "Affordable rental Housing", No schools, no train service, bus service, no shops, no sporting facilities, no medical services • Wilfred Barrett Drive is extremely busy in peak hours, how can Council consider to introduce a possible 100 vehicles to enter/exit the proposed site • The site is flood affected • The frontage of the site is along the Tugger Lake- what impact will this development have on fragile ecosystem. • Norfolk Pines should be left completely untouched if any DA is to proceed.
D02776308	<ul style="list-style-type: none"> • Concerns over the location of the driveway opposite private property and the traffic safety concerns with traffic turning into and out of developments and the bus terminal. • The reduction in units has not changed the inappropriateness of the development as it is not in keeping with Council's plans for the area as a tourist destination. • It would be premature to approve the development prior to the Council completing its study into affordable housing.
D02774377	<ul style="list-style-type: none"> • The proposed development is in a flood prone area and The Tuggerah Lakes Floodplain Risk Management Study recommends that only low density developments be approved in flood prone areas. • During times of flooding, the Entrance North is subject to loss of Electricity Supply and consequent failure of the Sewerage System. • The provision of Underground Carparking is potentially dangerous with the proximity of the development to the Lake edge, the underlying water table and the real prospect of loss of Electricity Supply during times of flooding. To approve this application could expose Council to compensation claims if damage to property occurred in such an Underground Carpark. • The lack of amenities available to potential residents including Medical Services, Shopping, Employment, Education, etc. • The Central Coast Highway is heavily congested during morning and afternoon peak hours and of a weekend, so access to and from the proposed development will still be difficult and increase the potential for accidents in this busy section of Wilfred Barrett Drive. • Risk of damage to the Lake foreshore and the destruction of natural habitat for wildlife. • The proposed development is completely out of character with the surrounding residential area.

2.2 DA/200/2011 - Residential Flat Building Comprising Three (3) Townhouses and Separate Dwelling-House at The Entrance North

TRIM REFERENCE: DA/200/2011 - D02965655

MANAGER: Peter Fryar; Manager Development Assessment

AUTHOR: Jenny Webb; Senior Development Planner

SUMMARY

At the Ordinary Meeting of Council held on 28 March 2012, Council considered a report on a development application for the demolition of an existing dwelling-house and the construction of a residential flat building containing three (3) x 2 storey townhouses as well as a separate 2 storey dwelling-house at The Entrance North.

In accordance with Council's resolution of 28 March 2012, the matter is reported to Council with appropriate conditions of consent.

Applicant	SJH Planning and Design
Owner	Mr A A Sammut
Application No	DA/200/2011
Description of Land	4 Brogden Road, The Entrance North
Proposed Development	Demolition of the existing dwelling-house and construction of a residential flat building containing three (3) x 2 storey townhouses as well as a separate 2 storey dwelling house with boat shed.
Site Area	1024m ²
Zoning	2(b) Multiple Dwelling Zone
Existing Use	Dwelling-house
Estimated Value	\$875,000

RECOMMENDATION

- 1 That Council grant consent subject to the conditions detailed in the schedule attached to the report, having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues.**
- 2 That Council vary Wyong Development Control Plan 2005 Chapter 64 – Multiple Dwelling Residential Development in relation to height, setbacks, carparking, floor space ratio and open space to permit the development.**
- 3 That Council confirm the future intention to acquire land 5 metres wide to facilitate the construction of a foreshore promenade as identified in The Entrance Peninsula Planning Strategy.**

2.2 DA/200/2011 - Residential Flat Building Comprising Three (3) Townhouses and Separate Dwelling-House at The Entrance North (contd)

BACKGROUND

Council at its meeting held on 28 March 2012 resolved as follows:

“RESOLVED unanimously on the motion of Councillor WYNN and seconded by Councillor WEBSTER:

- 1 That Council refer DA 200/2011 to the Director Environment and Planning Services to develop appropriate conditions for consent including conditions around the 2050 hazard line, the appropriate setback from the lake and all other standard conditions.*
- 2 That DA 200/2011 be submitted to Council for consideration before the Development Consent is issued.*

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, MCBRIDE, MCNAMARA, SYMINGTON, VINCENT, WEBSTER AND WYNN

AGAINST: NIL”

Draft conditions of consent have been prepared, which include consideration of the flood level taking into account the sea level rise planning benchmark for 2050, appropriate setbacks from the lake to allow for a future foreshore pathway and other appropriate conditions. The matter is submitted to Council for determination.

ATTACHMENTS

- | | | | |
|---|---|-----------|-----------|
| 1 | Draft Conditions of Consent | Enclosure | D02970806 |
| 2 | DA/200/2011 - Residential Flat Building Comprising Three (3) Townhouses and Separate Dwelling-House at North Entrance | Enclosure | D02797414 |

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountaindale

TRIM REFERENCE: RZ/15/2009 - D02961268

MANAGER: Martin Johnson; Manager Land Use Planning and Policy Development

AUTHOR: Peter Kavanagh; Senior Planner

SUMMARY

Council is in receipt of a rezoning application (Planning Proposal) which seeks to rezone an area of land totalling 5.22 hectares for rural residential and conservation purposes. A review of the proposal has concluded that the proposal has merit and is recommended to be forwarded for a "Gateway Determination" (Department of Planning and Infrastructure). Further investigations and consultation will be required prior to public exhibition or finalisation of the rezoning.

Applicant:	Optima Developments PL
Owners:	TSM Trading PL and Hapido PL
Proposal No.:	RZ/15/2009
Description of Land:	Lot 23 DP 1159704
Zoning:	Part 7(a) Conservation, part 7(c) Scenic Protection: Small Holdings and part 7(f) Environmental Protection.
Existing Use:	Mosaic of cleared land and native vegetation.
Employment Generation	Extension of infrastructure, dwelling construction and on-going maintenance.
Estimated Value:	\$400,000 approx.

RECOMMENDATION

- 1 That Council initiate the Local Environmental Plan "Gateway" process, pursuant to Section 55 of the Environmental Planning and Assessment Act 1979 by preparation of a Planning Proposal.**
- 2 That Council forward the Planning Proposal to the Department of Planning and Infrastructure requesting a "Gateway" determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.**
- 3 That Council undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.**
- 4 That Council direct the General Manager to submit a report to Council on results of the community consultation.**

BACKGROUND

The site straddles Berkeley Road, Fountaindale. On the northern side of Berkeley Road, the land contains Zone 7(f) Environmental Protection. This zone was created as a buffer to industrial land in Enterprise Drive in Berkeley Vale. Recent noise studies have confirmed, and council has accepted, that the noise levels in the industrial area do not require the extent of land currently zoned 7(f). The 7(f) zone contains areas of native vegetation and cleared areas.

On the southern side of Berkeley Road, the land contains a small area (about 0.85ha) of Zone 7(c) Scenic Protection (Small Holdings). This land is relatively steep and heavily vegetated.

On both sides of Berkeley Road, the land contains Zone 7(a) Conservation, with some heavily vegetated areas and cleared areas. The 7(a) zone creates a conservation corridor linking the vegetated, Council owned, ridgelines to the south with Council owned wetland areas to the north.

The rezoning seeks to gain development rights for 3 rural residential lots and offers the dedication of approximately 6.9 ha of conservation land. It proposes to remove the industrial land buffer (Zone 7(f)) and to relocate the 7(c) Zone to better align vegetated areas with a proposed conservation zoning, including retaining the corridor linkage.

CURRENT STATUS

The Site

The site has a total area of about 10.8ha, with about 5.2ha north of Berkeley Road and 5.6ha on the southern side. The high point is in the south western corner, at about RL69.5m falling to about RL12.0m along the northern side. Slopes range from steep, up to 40%, in the south east corner to gentle, about 5%, across the central section north of Berkeley Road.

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)



The site is part zoned 7(a) Conservation, 7(c) Scenic Protection Smallholdings and 7(f) Environmental Protection.



2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)

Council's vegetation mapping identifies two vegetation communities on the land:

- Alluvial Bluegum – Paperbark Mesic Palm Forest, which is identified as an Endangered Ecological Community, and
- Narrabeen Coastal Blackbutt Shrubby Forest.

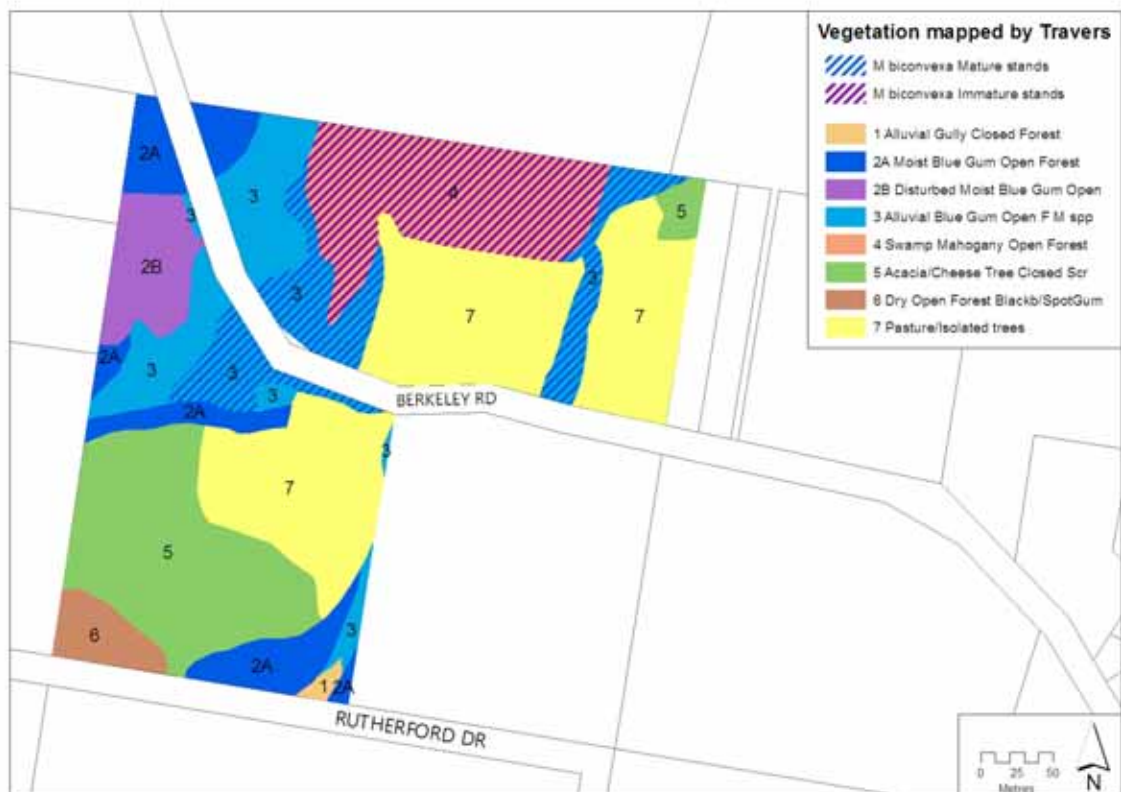
Vegetation mapping of the site by Travers Bushfire and Ecology (consultant for the developer) identified 6 vegetation communities:

- Alluvial Gully Closed Forest (EEC),
- Moist Bluegum Open Forest,
- Alluvial Bluegum Open Forest – Melaleuca spp (EEC),
- Swamp Mahogany Open Forest (EEC),
- Acacia/Cheese Tree Closed Shrub,
- Dry Open Forest – Blackbutt Spotted Gum, and
- Exotic grassland with isolated trees.

The most significant differences between the mapping are:

- Travers considers the extent of EEC to be significantly less than Council's mapping and
- Travers identifies a greater area of cleared land.

Travers also identified stands of the threatened flora species *Melaleuca biconvexa* on the land, which have been fenced off from grazing activities for their protection.



Site History

In the early 1980's, the 7(f) (Environmental Protection) zone was introduced which affected land in the locality that was subject to potential noise constraints in the nearby Berkeley Vale Industrial Estate to the north of Enterprise Drive. Earlier noise studies were used to establish the extent of the 7(f) (Environmental Protection) zone. Recent noise studies have indicated that the required buffer is substantially less than the current extent of the 7(f) zone.

The current lot was created by progressive subdivision of 7(c) and 7(a) zoned land in Berkeley Road over the past 10 years.

LOCAL CONTEXT AND SURROUNDING DEVELOPMENT

The subject site is located amongst rural residential and conservation land along Berkeley Road.

Council owns significant conservation lands to the north (wetlands) and to the south (wet sclerophyll forest – Coastal Range Moist Layered Forest). The subject land is considered to provide a significant vegetated link between the Council conservation land.

THE PROPOSAL

The planning proposal is to amend WLEP 1991 by zoning the land part 7(c) Scenic Protection: Small Holdings and part 7(a) Conservation, and to dedicate the 7(a) zone land to Council. A concept subdivision has been submitted that proposes a 3 lot subdivision of the proposed 7(c) zone and a single 4th lot containing 7(a) zoned land for dedication. Following internal review of the proposal, particularly in relation to ecological values and the practical management of the proposed dedicated lands, a preferred zone boundary arrangement has been identified. This is shown below.



OVERVIEW

The Planning Proposal (Enclosure 1) is considered to provide sufficient justification for submission to the Department of Planning and Infrastructure (DoPI) for a “Gateway determination”.

If the Gateway Determination is for the proposal to proceed, the following matters will need to be addressed prior to public exhibition:

- Submission of a report from an owl specialist to confirm that there is no powerful owl nesting tree within 200m of the proposed dwelling envelopes, or a detailed hollow bearing tree assessment for the entire site that will either identify the nesting tree or confirm it is not on site. The applicant may wish to consider confirming the location of the tree immediately as if it is within 200m of the dwelling envelopes then the rezoning proposal may fail;
- Submission of an updated amphibian, reptile and microbat survey report carried out during the appropriate season;
- Addition to the ecological report to include the location of threatened species, the date of each record;
- Identification of riparian corridors in accordance with Office of Water Guidelines for Riparian corridors and justification for any variations;
- Negotiation of the VPA arrangements to ensure:

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountaindale (contd)

- The land is dedicated to Council following rezoning, and not to be dependent upon the developer proceeding with a subdivision application of the rural residential lots; and
- Costs of works to establish the conservation land to Council's requirements and for long term management (10 years) are met by the developer.
- Establishment of the conservation land to Council's requirements will include the restoration works proposed in the report by Optima Developments (August 2011), the provision of bushfire trails and maintenance access paths, weed removal and any drainage or development interface works identified during the processing of the rezoning;
- Prior to the submission of any Development Application for subdivision of the land, the developer is to engage a suitably qualified person to prepare, and submit to Council for approval, a Plan of Management including landscaping principles for the conservation land and interface with the proposed lots in accordance with the above requirements, including costing of initial works (2 year period) and an overall 10 year management schedule.
- Submission of a detailed hydrological and hydraulic assessment report for a range of design storm events to determine the flood extent and Flood Planning Level for the site, including methodology, drainage calculations, velocity and flow characteristics, localised impacts of development and mitigation affect upstream and downstream, and how both stormwater quantity and quality controls can be designed to meet Council's design criteria during and post construction (Council is advised this report will be completed shortly and submitted for Council's review);
- Submission of an Onsite Effluent Disposal Report that relates to the current subdivision proposal and recognises the intention to connect to reticulated water supply, and demonstrates the ability of each proposed lot to cater for onsite disposal of effluent (Council is advised this report will be completed shortly and submitted for Council's review);
- Completion of a Phase 2 Assessment Contamination Assessment, in accordance with the contaminated land planning guidelines, to confirm that the land is suitable for the proposed zoning. It is unlikely that there will be any significant contamination issues, however; Council is required (under SEPP 55) to be satisfied the land is suitable for the proposed development (Council is advised this report will be completed shortly and submitted for Council's review);
- Ground truthing of building envelopes to ensure they are not sited over minor watercourses.

REVIEW OF THE PROPOSAL

STRATEGIC CONTEXT (GENERALLY)

The Central Coast Regional Strategy (CCRS) provides the primary framework for the release of land for urban development.

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)

Chapter 4 Centres and Housing states (page 21) under “Rural Residential Development” that “Existing rural residential development will continue to provide a choice of housing in the Region....opportunities for new rural residential development will be limited to those already provided in the Region and opportunities, if any, identified as a part of the North Wyong Shire Structure Plan.

Action 6.9 states “Ensure LEPs do not rezone rural and resource lands for urban purposes or rural residential uses unless agreement from the DoPI is first reached regarding the value of these resources.”

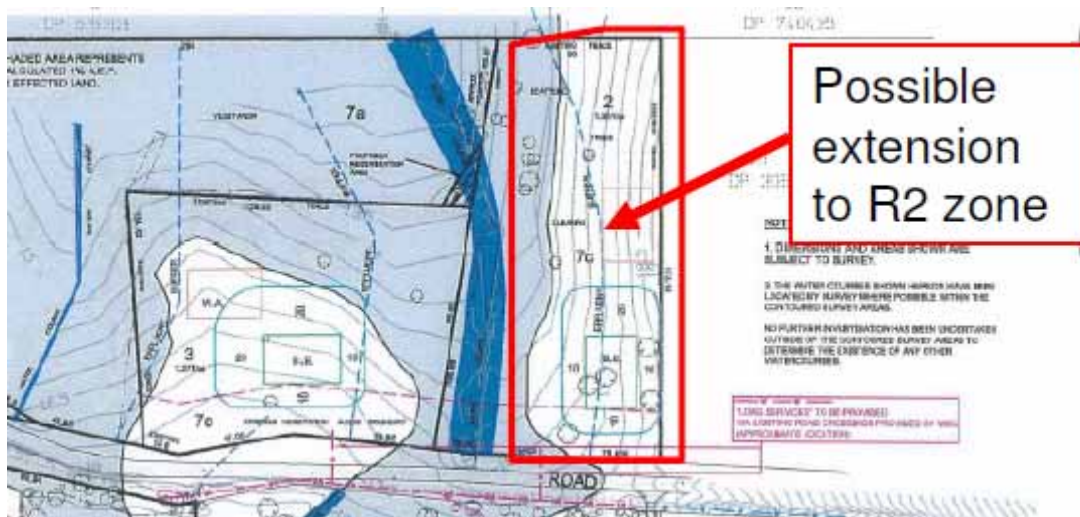
The land is within an existing area of rural residential development and does not affect rural or resource lands.

The proposal provides for the conservation and public dedication of a significant wildlife corridor connection. The CCRS recommends the preparation of a Regional Conservation Plan (RCP) to identify and protect significant biodiversity values. However, the RCP has not been released. The dedication of conservation land in this Planning Proposal is considered likely to be consistent with the recommendations of the RCP.

Planning Proposal on Adjoining Land – RZ/17/2009

Land immediately adjoining to the east is the subject of a current Planning Proposal to rezone land from 7(f) Environmental Protection to residential (2(a) or R2). The 7(f) zone is the noise buffer for the Berkeley Vale industrial area that is now considered more extensive than required. In the event that RZ/17/2009 proceeds, then it is necessary to consider the appropriate location for the urban – rural residential interface.

Having regard to the creekline and vegetation strip running down the western edge of proposed Lot 2 in RZ/15/2009, it is considered that proposed Lot 2 should be considered for future residential development with the creekline being the natural separation between residential and rural residential development. This would preferably be pursued as a separate Planning Proposal either conjointly with RZ/17/2009 or following RZ/17/2009.



Community Benefit

The proposal provides community benefit through the protective zoning and dedication of conservation lands that are considered to provide a significant regional corridor connection between existing Council owned conservation land.

Ecological Impacts

It is noted that the vegetation mapping by Travers Bushfire and Ecology on behalf of the developer differs from Council's vegetation mapping (by Bell). Internal review indicates the mapping by Travers is accepted as providing a more accurate delineation and finer grain detail of the existing vegetation.

The ecological assessment by Travers indicates that there was an assessment of trees within the proposed dwelling envelopes and APZs and identified no hollow bearing trees. There is a record of a Powerful Owl foraging at the site, indicating a potential nesting tree on or near the site. The applicant has indicated verbally that the tree is located to the east of the site, in the Berkeley Road reservation.

The EPA (NPWS) recommend a 200m buffer to Powerful Owl nest trees. The existence of a nest tree within 200m of the proposed building envelopes may result in failure of the rezoning proposal. An "owl specialist" ecological consultant will therefore be required to confirm whether the nesting tree is on site or within 200m of the proposed building envelopes, and to confirm that the tree assessment for the whole site (submitted with DA/310/2008) provides a means of determining if the hollow bearing nesting tree is located on site.

In addition, the threatened species records shown in Figure 3 are required to be annotated with the date of the record.

The submitted proposal has been modified to reduce ecological impacts, maximise the extent of conservation land and to improve long term management practices for the land. These modifications were:

- maximise the land to be transferred for conservation;
- lot 4 southern boundary to be closer to perpendicular to eastern boundary;
- truncate north west corner of lot 4 to capture additional Blue Gum forest and *M biconvexa*, and improve boundary angles;
- modify lot 3 to capture all vegetation within lot 1 and to provide improved boundary angles;
- modify lot 2 to add *Melaleuca biconvexa* to Lot 1 and provide improved buffering to Council conservation land to the north;
- modify lot 2 to provide for access on western side of riparian vegetation within lot 2 and avoid fence line clearing being within riparian vegetation.

These modifications, together with the proposed dedication, restoration and long term management of the conservation land, will ensure ecological impacts are minimised and offset.

Conservation Management

Council has implemented the protection of environmentally sensitive land by way of the provisions of LEP 1991, for over 20 years. Under LEP 1991, Council has been able to secure conservation outcomes over extensive land in the Fountaindale – Berkeley Vale - Glenning Valley – Tumbi area through the subdivision bonus incentives provisions in clause 14(3) of LEP 1991. The bonus applies to 7(c) zoned land and operates to enable additional dwelling rights in return for the dedication of significant environmental lands.

This proposal intends to create 3 lots within the 7(c) zone ranging from 1.01 to 1.24ha. Under the current bonus lot provisions of LEP 1991, this would require dedication of about 6.5ha of 7(a) zone. This proposal intends to dedicate about 7.5ha (when modified as above) through an offer under a voluntary planning agreement (VPA). Final areas will be determined following the rezoning and future subdivision.

Timing of dedication of the land, under the draft VPA offer from the developer, is linked to approval of a subdivision application. However, the land dedication should be secured as an outcome of the rezoning and should not await the owner proceeding with a subdivision application. This issue will be negotiated as part of the VPA.

The developer has offered, through a VPA, to meet the costs associated with restoration of the land to be dedicated to Council either through undertaking the work or making an equivalent monetary payment. It is noted that the land will become Council's responsibility, and having regard to Council's Long Term Financial Strategy, the long term management costs of this new council asset should be met by the developer. It is recommended that the developer be advised Council will be seeking a commitment from the developer to meet the 10 year management costs for the land.

Prior to proceeding to public exhibition of the Planning Proposal, Council must be satisfied that these long term management costs will be met by the developer and that the costing is a true reflection of the impost to Council.

Noise

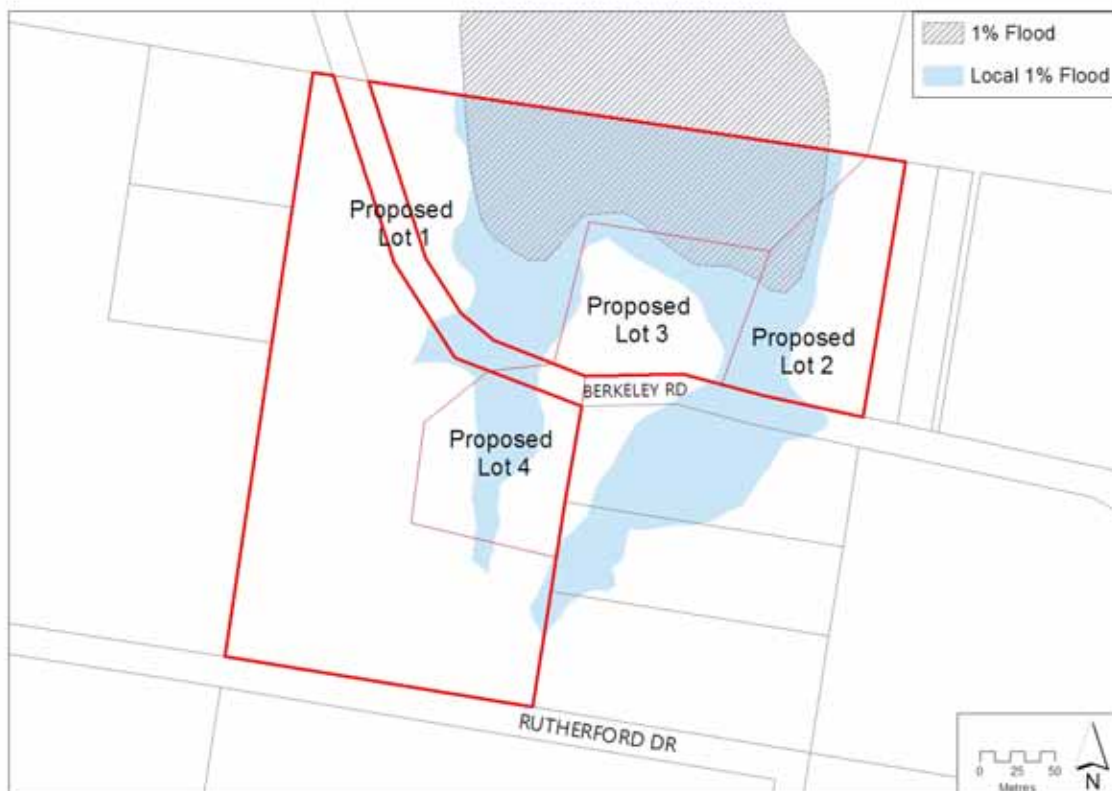
The purpose of the 7(f) Environmental Protection zone was to ensure that the encroachment of residential development did not create a limitation on the establishment and operation of significant industrial, and employment generating, development within the industrial zone in Enterprise Drive. Subsequent noise assessments (refer The Acoustic Group Report June 2011) identified that current EPA Industrial Noise Policy criteria would not be exceeded on the subject site and therefore, no restrictions would be placed on development in the industrial area.

It is noted that the industrial zone is more than 700m to the north of the proposed dwelling envelopes in the current rezoning proposal.

Flooding

Council's records indicate that parts of Lots 1, 3 and 4 are affected by the 1% flood level for the broader catchment. The proposed building envelopes and on-site disposal areas are shown to be located outside of the affected area. Further detailed flood modelling was undertaken (Hoolihan Partners May 2011) to identify the 1% flood level within the local catchment. This indicates a greater extent of flood affected land on Lots 1, 2 and 3 and an affected area on Lot 4. Building envelopes and effluent disposal areas will need to be carefully located to avoid these areas.

The submitted flood impact assessment report (May 2011) contains only a plan showing the extent of the 1% AEP flood which is considered inadequate. It will be necessary for the developer to submit a detailed hydrological and hydraulic assessment report for a range of design storm events to determine the flood extent and Flood Planning Level for the site, including methodology, drainage calculations, velocity and flow characteristics, localised impacts of development and mitigation affect upstream and downstream, and how both stormwater quantity and quality controls can be designed to meet Council's design criteria during and post construction. It is recommended that this be provided after Gateway determination and prior to public exhibition of the Proposal (Council is advised this report will be completed shortly and submitted for Council's review. The revised report includes additional assessment of the proposed effluent disposal areas).



Onsite Effluent Disposal

An Onsite Effluent Disposal report was prepared for a previous subdivision proposal for the site. This indicates a likely ability to dispose of effluent on site. However, it is recommended that an assessment be made that relates to the current proposal which has different building envelopes and proposes connection to reticulated water. This is to be provided prior to public exhibition.

Services, Facilities and Infrastructure Impacts

The Shire Wide Contributions Plan (library stock, performing arts centre, public art commissions, regional open space and shire cycleway network and administration costs) will apply to the subdivision of the land. The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of these services.

The rezoning proposal will form an extension to the Berkeley Vale residential community. It falls within the Southern Lakes Section 94 Contribution Plan catchment. This Plan imposes a contribution rate for Open Space and Recreational Facilities Works, Community Facilities Works (and administration of the Plan). The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of their provision.

However, the Southern Lakes Plan did not anticipate the development of the subject site and accordingly made no provision for contributions to traffic facilities or drainage.

The impact on traffic facilities is considered to be minimal from a 3 lot subdivision. It is noted that there are sight distance constraints where there is a bend in Berkeley Road (western portion). Suitable access points are available which do not have sight distance issues on the eastern part of the site. The lot layout provides for building envelopes and access points that are located on the eastern parts of the site.

Stormwater drainage is considered capable of reasonable treatment and disposal on-site having regard to the size of the lots.

Water supply is currently available to the eastern boundary of the property. A preliminary design has been submitted for extending the water main along the southern side of Berkeley Road to service the development. There is limited space between the Berkeley Road pavement and the property boundary to the east and there is likely to be an impact on existing trees within the road reserve. It is recommended that the location be more accurately identified on the ground and an assessment of the impact of likely tree losses be provided prior to exhibition of the proposal. Contributions for water supply will be applicable at subdivision stage.

Contamination Issues

Clause 6 of SEPP 55 requires Council to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. A preliminary report (Phase 1 Contaminated Land Assessment) has been prepared (Douglas Partners July 2011). The report concludes that the site is generally compatible with the proposed residential land use. However, due to the historical use of the land to the west as an orchard, the report recommends that a targeted Phase 2 Contamination Assessment be undertaken for areas adjacent the western boundary and the sediments entering the intermittent watercourse that runs adjacent the western boundary. It is recommended that the Phase 2 Assessment be undertaken prior to public exhibition of the proposal.

Other Impacts Generally

Environmental, social and economic impacts from the planning proposal are discussed in more detail in Attachment 1.

Concept Subdivision Plan

The Subdivision Layout Plan will be further refined to address the gazetted boundary of the conservation zoned land, including access for maintenance and management of the proposed conservation land for both ecological and bushfire management purposes.

It is recommended that the future subdivision Development Application include a draft Plan of Management, including landscaping principles. The Plan is to be prepared by the developer at the developers cost and identify restoration works, provision of bushfire trails and access for maintenance, weed removal and any drainage or development interface works. The Plan is to be based on the gazetted boundary of proposed Lot 1 and shall detail an implementation schedule for the carrying out of initial 2 year restoration works and an 8 year management schedule for ongoing maintenance works, including costing for each activity.

The Plan of Management principles and implementation schedule is to be prepared by an appropriately qualified bush regenerator and shall be submitted to Council for approval. Council may require the applicant to meet the costs of independent review of the costings within this Plan. It is recommended that Council require the developer to meet the costs of the implementation of the Plan for a 10 year period.

STATUTORY COMPLIANCE

State Environmental Planning Policy No 44 – Koala Habitat Protection

This SEPP aims to encourage the proper conservation and management of koala habitat in areas in order to maintain the viability of koala populations. The SEPP requires an assessment of the site to determine if it is potential koala habitat. Potential koala habitat is defined as areas of native vegetation where at least 15% of the total number of trees are prescribed koala feed trees. The ecological assessment by Travers Bushfire and Ecology submitted with the Planning Proposal request notes that only 10% of trees are koala feed trees and therefore the land does not contain potential koala habitat.

State Environmental Planning Policy No 55 – Remediation Of Land

This SEPP introduces state-wide planning controls for the remediation of contaminated land. It establishes that land must be remediated if contaminated, to a standard suitable for the end land use. Clause 6 requires Council to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. The Preliminary (Phase 1 Assessment) has concluded the site is generally compatible with the proposed residential use however a Phase 2 assessment is required and is recommended to be completed prior to public exhibition of the proposal (Council is advised this report will be completed shortly and submitted for Council's review).

Ministerial Directions under Section 117 of the EPA Act 1979

Section 117 of the EPA Act 1979 provides for the Minister for Planning and Infrastructure to issue directions to Council specifying principles, aims, objectives or policies that must be considered when preparing a local environmental plan. The current 117 directions that apply to the preparation of an LEP associated with this Planning Proposal are addressed in the following table.

Number	Direction	Applicable	Consistent
Employment and Resources			
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum production and Extractive Industries	No	N/A
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
Environment and Heritage			
2.1	Environment Protection Zones	Yes	Yes
2.2	Coastal Protection	No	N/A
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Areas	Yes	Yes
Housing, Infrastructure and Urban Development			
3.1	Residential Zones	No	N/A
3.2	Caravan Parks and Manufactured Home Estates	No	N/A
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use and Transport	No	N/A
3.5	Development Near Licensed Aerodromes	No	N/A
3.6	Shooting Ranges	No	N/A
Hazard and Risk			
4.1	Acid Sulfate Soils	No	N/A
4.2	Mine Subsidence and Unstable Land	No	N/A
4.3	Flood Prone Land	No	N/A
4.4	Planning for Bushfire Protection	Yes	Yes
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	Yes
5.2	Sydney Drinking water Catchments	No	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North coast	No	N/A

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)

Number	Direction	Applicable	Consistent
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.5, 5.6, 5.7	Revoked	No	N/A
5.8	Second Sydney Airport: Badgerys Creek	No	N/A
Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	No	N/A
Metropolitan Planning			
7.1	Implementation of the Metropolitan Plan for Sydney 2036	No	N/A

OPTIONS

The Planning Proposal is consistent with the CCRS and consistent with all relevant 117 directions. The Proposal is considered to be justified and recommended for submission to DoPI for a Gateway Determination.

Council could consider applying a residential zone to part of the land within proposed Lot 2. However, this would require significant additional investigation and would be dependent upon RZ/17/2009 proceeding. It is considered that the securing of conservation land as part of rezoning to 7(c) (or E4) is desirable in the short term. Any proposal for future rezoning of Lot 2 to residential would be subject to consideration of additional conservation outcomes.

STRATEGIC LINKS

Wyong Shire Council Strategic/Annual Plan

The Annual Plan and 4 Year Delivery Plan are Council's short to medium term plans outlining the strategic role that Council will play in delivering the community's strategic vision. Council has 12 Principal Activities, each activity provides a set of services to the community and the Delivery Plan and Annual Plan show the net cost of each service.

The following Table lists the 12 Principal Activities and identifies any relevant service and related key actions and objectives.

Principal Activity	Service	Key Action and Objectives	Funding Source and Description	Impact on Key Performance Indicators/ Service Performance Indicators
1 Community & Education	1.1 Community Cultural Development	Provide and maintain community facilities across the Shire	Developer Contributions	Marginal increase in utilisation of facilities. Additional contributions will be collected.
2 Community Recreation	2.1 Open Space 2.2 Sport, Leisure & Recreation	Provide and maintain open space, sports fields and recreation facilities across the Shire	Developer Contributions	Marginal increase in utilisation of facilities. Additional contributions will be collected.
3 Economic & Property Development	None relevant			

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountaindale (contd)

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
4 Council Enterprises	None relevant			
5 Regulatory	None relevant			
6 Environment & Land Use	6.2 Environment & Natural Resources	Preparation/implementation of Natural Resources Strategy and Biodiversity Management Plan	Various – opportunity for development sponsored biodiversity conservation	Conservation land proposed to be dedicated.
	6.3 Land Use Planning & Policy Development	Develop comprehensive DCP, planning policies, voluntary planning agreements, review s94 plans. Increase revenue from full cost recovery and rezoning fees		6 planning proposals required to be prepared by June 2012, 3 planning policies reviewed by June 2012, 10 VPAs prepared by June 2012 This Proposal will part satisfy the KPI
7 Waste	7.1 Waste	Provide regular domestic waste & recycling service	Revenue	Marginal increase in number of collections per week when developed
8 Roads & 9 Drainage	None relevant			
10 Water & 11 Sewerage Services	10.1 Water & Sewerage	Provide safe & reliable drinking water and the treatment and disposal of sewerage collected. Provide essential community services in cost effective & sustainable manner	Developer funded Contributions Revenue	New local water reticulation infrastructure to be constructed at developer cost Increased head works contributions will be collected Additional rate revenue will be generated
12 Administration	None relevant			

Contribution of Proposal to Principal Activities

Processing of the Planning Proposal is being funded by the developer/proponent in accordance with Council's Planning Proposal Procedure.

The subsequent rezoning will enable development that will create increased utilisation of existing community, open space, sports fields and recreation facilities. Developer contributions are proposed to be levied to assist with the funding of these facilities.

Community benefit from dedication of key biodiversity conservation land is proposed in this Planning Proposal. A VPA has been offered by the developer to secure this land.

The future development of the land will be able to be efficiently serviced for garbage collection. Water contributions are expected to be collected for the future development which will contribute to cost recovery for headwork charges. Any specific local reticulation infrastructure will be at the full cost of the developer.

Long Term Financial Strategy

Council's Long Term Financial Strategy recognises that operating revenue (excluding capital grants) has not covered operating expenditure to maintain existing services and levels of service. Additionally, the required maintenance and renewals of existing assets cannot be fully funded. The Long Term Financial Strategy is aimed at providing a framework in which Council "can assess its revenue building capacity to meet the activities of and level of services outlined in the Community Strategic Plan."

Under the Financial Strategy, it is essential that this Planning Proposal achieves the following funding arrangements:

1. The cost of processing the rezoning is to be fully funded by the developer. This is able to be satisfied through the existing funding agreement with the developer.
2. The development is to contribute to the cost recovery or funding of any services and or facilities that will be utilised by the future residents generated by the development. This is expected to be satisfied through existing developer contributions plans.
3. Development density should be optimised to achieve cost recovery for services and facilities (water, waste collection) through rate and annual levy charges. The density of development is considered to be the maximum achievable for unsewered development having regard to environmental constraints. As noted above, proposed Lot 2 may be considered for future residential development subject to further assessment and progress of RZ/17/2009. A residential zone would maximise opportunities for increased development density.
4. Management costs for new assets associated with the development should be funded by the development. The long term management costs for the proposed dedicated conservation land should be met by the developer. It is intended to seek a commitment from the developer to meet the costs of a 10 year management program.
5. The proposal should demonstrate and achieve net community benefits resulting from the future development of the land. Dedication of the conservation land will achieve this outcome.

Following a Gateway Determination, it is proposed to discuss these issues with the developer to ensure the funding arrangements are satisfied prior to further progress of the rezoning.

Asset Management Strategy

Council's long term Asset Management Strategy specifies objectives and outcomes for asset management over the next 5 years. The desired outcomes are ensuring the right assets are built, ensuring existing assets are managed well, ensuring a balance between Council operations, new assets and existing assets and ensuring future budgets reflect the asset requirements. In general terms, the intention is to ensure Council has the financial capacity to maintain the asset, renew the asset at the end of its life cycle, or to decommission the asset when it is no longer required.

The proposed rezoning will result in a 3 lot rural-residential subdivision. New assets associated with the development include local water reticulation and dedication of conservation land.

The ongoing maintenance of water supply services is funded through annual charges levied by Council. A 200m extension of the watermain is required to service the development. While this is a significant length to service only 3 lots, utilisation of existing capacity of headworks provides some offset to the relatively high ratio of asset replacement cost – rate to income.

Workforce Management Strategy

Processing of the Planning Proposal requires staff resources primarily with professional and technical skills. The capacity of the organisation to progress any Planning Proposal is dependent on the current demands on the professional and technical staff. Due to the current high demand on these staff for core Council activities or higher priority projects, short term contractors are engaged to provide professional services for short term periods. It is expected that full time staff will take back the provision of these services after the current high demand period has past.

Link to Community Strategic Plan (2030)

The Community Strategic Plan identifies 8 priority objectives, each supported by a range of actions. The Planning Proposal is assessed as follows.

1. Communities will be vibrant, caring and connected.

The proposed development is immediately adjoining existing residential development. Opportunities exist for new residents to participate in existing programs in the district, including community, business, sports, recreation, education and creative groups.

The Planning Proposal is considered to be consistent with the Wyong Shire-wide Settlement Strategy and the Central Coast Regional Strategy.

2. There will be ease of travel.

Bus services operate along Berkeley Road. Pedestrian access is difficult to achieve for rural residential development.

The development of the land will create a minor increase in traffic movements on Berkeley Road. There will be an imperceptible reduction in ease of car travel at peak times.

3. Communities will have a range of facilities and services.

The proposed development will result in developer contributions to cultural and community facilities, open space, sports and recreation facilities. Council is currently seeking to increase utilisation of many of its existing facilities.

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)

4. Areas of natural value will be enhanced and maintained.

Significant vegetation will be protected by the 7(a) zone and dedicated to Council for conservation purposes. Establishment of regeneration areas and long term management of the land is to be required to be funded by the developer.

5. There will be a sense of community ownership of the natural environment.

The proposed dedication of the conservation land will create opportunities for community ownership of the environment.

6. There will be a strong sustainable business sector.

Not relevant to this Proposal.

7. Information and communication technology will be world's best.

Not relevant to this Proposal.

8. The community will be educated, innovative and creative.

Not relevant to this Proposal.

Budget Impact

The processing of the Planning Proposal is being funded by the developer and is intended to be "budget neutral".

CONSULTATION

Internal consultation has been undertaken across relevant sections of Council. Consultation with the developer and owner has also been undertaken.

GOVERNANCE AND POLICY IMPLICATIONS

The processing of the Planning Proposal is being undertaken in accordance with Council's adopted procedure.

Rezoning of the land is undertaken by preparing an amendment to the local environmental plan (currently Wyong LEP 1991) through progressing of a Planning Proposal under sections 55-59 of the Environmental Planning and Assessment Act (EP&A Act)1979.

Section 55 requires Council to prepare a Planning Proposal that explains the intended effect of the amendment to the LEP and sets out the justification for the amendment. Section 55 specifies matters to be included in the Planning Proposal.

Section 56 provides for Council to submit the Planning Proposal to the Minister (DoPI) for a Gateway Determination. DoPI will advise whether or not the matter should proceed (with or without variation), and may specify further studies or modification to the Proposal, community and government agency consultation requirements and other matters.

The timing of the making of draft Wyong LEP 2012, which is in the Standard LEP format, will affect the Planning Proposal. Initially, it is anticipated that the Planning Proposal will be an amendment to Wyong LEP 2012. However, if that draft LEP is delayed significantly, then the Planning Proposal may reasonably proceed as an amendment to LEP 1991.

Under LEP 2012, the recommended zones are E4 Environmental Living and E2 Environmental Conservation. Under LEP 1991, the recommended zones are 7(c) Scenic Protection: Small Holdings and 7(a) Conservation.

It is recommended that the attached Planning Proposal (Enclosure 1) be submitted the Minister (DoPI) for a Gateway determination.

MATERIAL RISKS AND ISSUES

Corporate risks to be addressed for the Planning Proposal are:

1. Infrastructure Provision:
 - a. Ensure future development of the land is subject to existing Contributions Plans;
 - b. Ensure any new infrastructure required to service the development is funded by the developer;
2. Service Capacity
 - a. Ensure existing water headworks and mains have capacity to cater for the increased load;
3. Political
 - a. Ensure the community consultation process is open and transparent;
 - b. Ensure Councillors are adequately briefed;
4. Certification/Governance
 - a. Ensure appropriate consultation with other levels of government during the consultation phase;
 - b. Ensure legislative procedures for Planning Proposals are followed;
5. Asset Management
 - a. Assess long term maintenance requirements and renewal costs of proposed new assets and the capacity for rate/levy income from future lots to fund these costs.

CONCLUSION

The Planning Proposal is consistent with Council's (draft) Shire-wide Settlement Strategy and the CCRS.

2.3 RZ 15/2009 - Rezoning 76 Berkeley Road, Fountainsdale (contd)

The land is within an existing rural residential precinct and is considered to be well placed to utilise existing infrastructure, facilities and services.

The proposal is considered to be consistent with relevant section 117 directions.

Following a Gateway determination, a number of additional matters will need to be addressed prior to public exhibition of the Proposal, including negotiation of VPA arrangements for establishment, dedication and long term management of the conservation land, onsite effluent disposal assessment, bushfire assessment revision and contamination issues.

Community benefits from securing of conservation land are considered significant. Ecological impacts are considered minor.

The Proposal is considered to be consistent with the Wyong Shire Council Strategic Plan and Annual Plan. Under Council's Financial Strategy, a number of matters are to be addressed during the processing of the Planning Proposal. The Proposal is considered capable of being consistent with Council's Asset Management Strategy. A number of matters are to be addressed during the processing to ensure consistency with the Community Strategic Plan. The processing of the Proposal is expected to have no net impact on Council's budget.

Internal consultation and discussions with the developer and land owner have been undertaken. Public consultation and government agency consultation will be undertaken following a Gateway Determination.

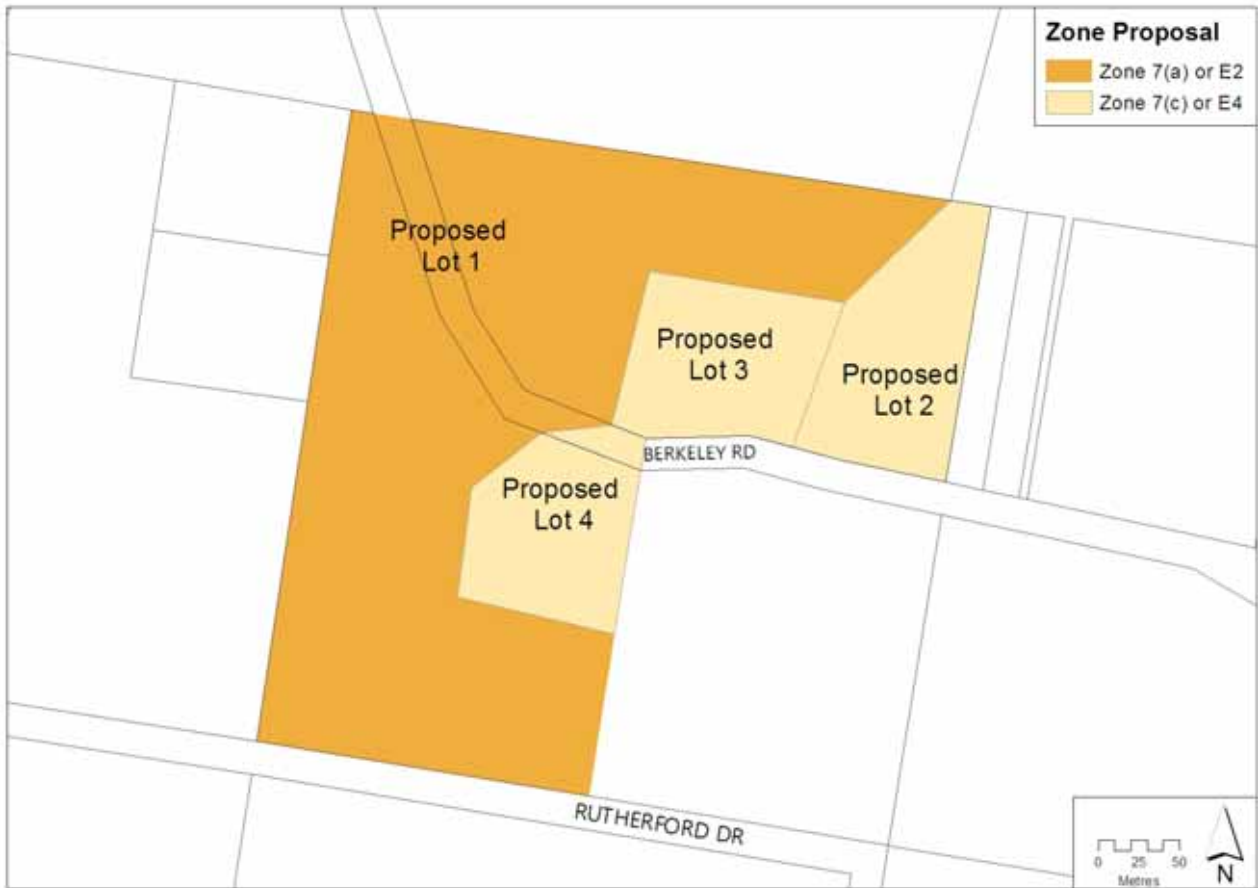
Potential corporate risks are to be managed during the processing of the Proposal.

The submitted studies are considered sufficient to justify support for the proposal and all of Council's policy and strategy considerations are able to be reasonably addressed.

It is recommended the Planning Proposal be submitted to the Minister (DoPI) for a Gateway Determination.

ATTACHMENTS

1	Map of Zone Proposal (A4 Colour)	D02961449
2	Map of Proposed Zone LEP 1991 (A4 Colour)	D02961450
3	Planning Proposal	D02961453







Wyong
Shire
Council
CENTRAL COAST

Planning Proposal

76 Berkeley Road Fountaindale

Request No. RZ/15/2009

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Part 1 Objectives or Intended Outcomes

To enable development of the land at 76 Berkeley Road for a 3 lot rural residential subdivision and dedication of a conservation lot. The location of the site is shown below.



The proposed zones and indicative subdivision is shown below. Lot 1 is a conservation lot to be dedicated to Council.



Part 2 Explanation of Provisions

Under Wyong LEP 2012

Amendment of Wyong LEP 2012 (currently draft) Land Zoning Map in accordance with the proposed zoning map shown at attachment 1.

Amendment of Wyong LEP 2012 Lot Size Map in accordance with the proposed lot size map shown in attachment 2.

Under Wyong LEP 1991

Alternatively, if draft LEP 2012 is delayed, amendment of Wyong LEP 1991 by adding to the definition of "the map" reference to Wyong Local Environmental Plan 1991 (Amendment No.X) as shown at attachment 3.

Part 3 Justification

Section A – Need for the Planning Proposal

1. *Is the Planning Proposal a result of any Strategic Study or report?*

The land is listed in Council's draft Shire-wide Settlement Strategy – Rezoning Request Strategy for short term investigation. Following a request from the landowner and provision of supporting studies, Council has resolved to submit the Proposal for a Gateway determination.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The simplest method of permitting rural residential subdivision of the land is considered to be an amendment to the zone and lot size maps.

3. *Is there a net community benefit?*

The proposal has been considered against the evaluation criteria for the net community benefit test as detailed within the Draft Centres Policy. This evaluation is further detailed below. The following table provides a summary:

Evaluation Criterion	Consistency of the Proposal
Will the proposal be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?	The proposal is consistent with the Central Coast Regional Strategy, as it provides for rural residential housing choice in an existing rural residential area, and does not rezone rural or resource lands for rural residential uses.

<p>Is the proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?</p>	<p>The land is located on the edge of the major corridor of urban development along Wyong Road between Tuggerah and Bateau Bay.</p> 
<p>Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?</p>	<p>The land is within an area that Council has been seeking landscape conservation outcomes for the past 20 years through bonus subdivision provisions under LEP 1991. Other landowners in the locality are aware of this and may seek similar rezonings, which would further advance Council's objectives for this locality..</p>
<p>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?</p>	<p>The Proposal is consistent with the CCRS, and considered to be infill rezoning, consistent with the adjoining rural residential zones.</p> <p>Cumulative impacts of Proposals contained within the Rezoning Requests Strategy of the draft Settlement Strategy are being considered concurrently with this Planning Proposal. Initial assessment indicated existing infrastructure and services are capable of catering for the demands created by the rezonings.</p>
<p>Will the proposal facilitate a permanent employment generating activity or result in a loss of employment lands?</p>	<p>No.</p>
<p>Will the proposal impact upon the supply of residential land and therefore housing supply and affordability?</p>	<p>The proposal will marginally increase the supply of residential land and housing supply. It is assumed that this will assist affordability.</p>
<p>Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?</p>	<p>Yes, subject to the developer providing extension to services and contributions in accordance with current contributions plans.</p>
<p>Is there good pedestrian and cycling access?</p>	<p>No. However, there is a cycleway along Enterprise Drive, at the western end of Berkeley Road (about 900m from the site)</p>

	and in Wyong Road at the eastern end (about 1,200m from the site). This is considered reasonable for infill rural residential development.
Is public transport currently available or is there infrastructure capacity to support future public transport?	Bus services are available along Berkeley Road.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	There will be no significant increase in car distances travelled. The land is located close to existing residential development and is considered to be well located for access to retail, employment and service suppliers.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The Proposal is expected to create a marginal increase for public schools, electricity supply, emergency services, health services, public administration, rail and main road transport and telecommunications services. All of these services are considered to be reasonably available in the locality.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The land has not been identified by the Government. The land is within a locality that Council has been pursuing landscape conservation outcomes for 20 years. There will be some environmental impacts but these are considered to be offset by the environmental gains proposed. The land is partially affected by flooding and is subject to bushfire risk. These hazards have been assessed and the development proposal has been designed to manage these risks. More detailed flood assessment will be required prior to public exhibition of the Proposal. Noise from the industrial area in Enterprise Drive has been assessed and there will be no land use conflict with residential development on the subject land.
Will the proposal be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The proposal is for rural residential development and conservation in an area that has developed for these purposes under LEP 1991. There will be no significant impact on amenity in the location or wider community. A significant parcel of conservation land will be dedicated to Council.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No.

<p>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</p>	<p>Not considered to be a stand alone proposal.</p>
<p>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</p>	<p>The public interest reasons for the draft plan are to secure 6.96ha of conservation land and this will form part of an important landscape link between land to the north and to the south. Not proceeding at this time will delay securing of the land.</p>

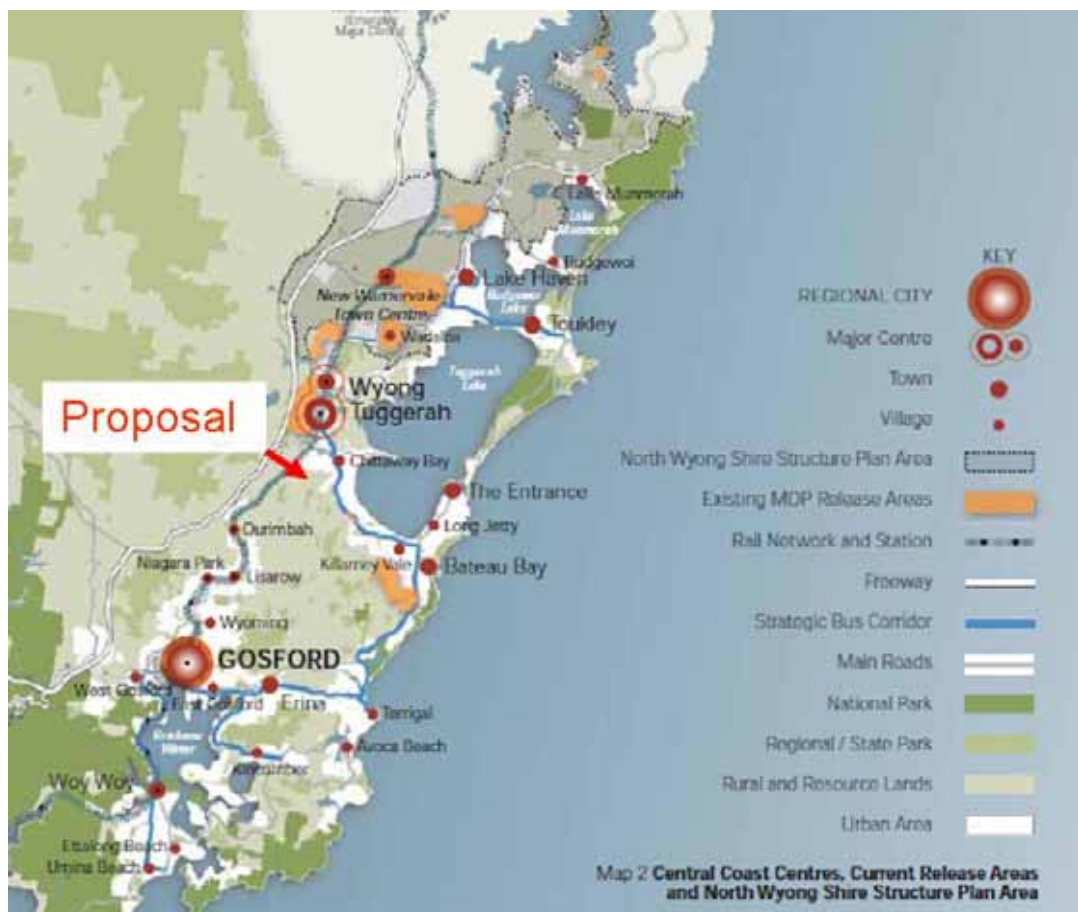
Section B – Relationship to strategic planning framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Chapter 4 Centres and Housing states (page 21) under “Rural Residential Development” that “Existing rural residential development will continue to provide a choice of housing in the Region...opportunities for new rural residential development will be limited to those already provided in the Region and opportunities, if any, identified as a part of the North Wyong Structure Plan.

Action 6.9 states “Ensure LEPs do not rezone rural and resource lands for urban purposes or rural residential uses unless agreement from the Department of Planning is first reached regarding the value of these resources.”

The land is within an existing area of rural residential development and does not affect rural or resource lands.



5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The Community Strategic Plan identifies 8 priority objectives, each supported by a range of actions. The Planning Proposal is assessed as follows.

1. Communities will be vibrant, caring and connected.

The proposed development is within an area of existing rural residential development. Opportunities exist for new residents to participate in existing programs in the district, including community, business, sports, recreation, education and creative groups.

The Planning Proposal is consistent with the Wyong Shire-wide Settlement Strategy and the Central Coast Regional Strategy.

2. There will be ease of travel.

Bus services operate along Berkeley Road. There are cycleways in Enterprise Drive and Wyong Road, 900 to 1,200m from the site. Car access to services and rail transport are considered to be in reasonable proximity to the site.

The development of the land will marginally increase traffic movements on Berkeley Road and the intersection with Wyong Road and Enterprise Drive.

3. Communities will have a range of facilities and services.

The proposed development will result in developer contributions to cultural and community facilities, open space, sports and recreation facilities. Council is currently seeking to increase utilisation of many of its existing facilities.

4. Areas of natural value will be enhanced and maintained.

A significant landscape conservation link will be secured as a result of the development. Restoration and management of this land will be achieved.

5. There will be a sense of community ownership of the natural environment.

The development will result in public ownership of key conservation land.

6. There will be a strong sustainable business sector.

Not relevant to this Proposal.

7. Information and communication technology will be world's best.

Not relevant to this Proposal.

8. The community will be educated, innovative and creative.

Not relevant to this Proposal.

6. *Is the planning proposal consistent with applicable state environmental planning policies?*

State Environmental Planning Policy No 44 – Koala Habitat Protection

This SEPP aims to encourage the proper conservation and management of koala habitat in areas in order to maintain the viability of koala populations. The SEPP requires an assessment of the site to determine if it is potential koala habitat. Potential koala habitat is defined as areas of native vegetation where at least 15% of the total number of trees are prescribed koala feed trees. The ecological assessment by Travers Bushfire and Ecology

notes that less than 15% of trees are koala feed trees and therefore the land does not contain potential koala habitat.

State Environmental Planning Policy No 55 – Remediation Of Land

This SEPP introduces state-wide planning controls for the remediation of contaminated land. It establishes that land must be remediated if contaminated, to a standard suitable for the end land use. Clause 6 requires Council to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines. The Preliminary (Phase 1 Assessment) has concluded the site is generally compatible with the proposed residential use however a Phase 2 assessment is required and is recommended to be completed prior to public exhibition of the proposal.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The proposal has been considered against the relevant Ministerial Section 117 Directions and is considered to be consistent with the relevant Directions as summarised below.

Number	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	No	NA
1.2	Rural Zones	No	NA
1.3	Mining, Petroleum Production and Extractive Industries	No	NA
1.4	Oyster Aquaculture	No	NA
1.5	Rural Lands	No	NA
Environment & Heritage			
2.1	Environmental Protection Zones	Yes	Yes
2.2	Coastal Protection	No	NA
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Areas	Yes	Yes
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	No	NA
3.2	Caravan Parks and Manufactured Home Estates	No	NA
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use & Transport	No	NA
3.5	Development Near Licensed Aerodromes	No	NA
3.6	Shooting Ranges	No	NA
Hazard & Risk			
4.1	Acid Sulfate Soils	No	NA
4.2	Mine Subsidence and Unstable Land	No	NA
4.3	Flood Prone Land	Yes	Yes
4.4	Planning for Bushfire Protection	Yes	Yes
Regional Planning			
5.1	Implementation of Regional Strategies	Yes	Yes
5.2	Sydney Drinking Water Catchments	No	NA
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	No	NA

5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No	NA
5.5 to 5.7	Revoked	No	NA
5.8	Second Sydney Airport: Badgerys Creek	No	NA
Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	No	NA
Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	No	NA

Section C – Environmental, Social and Economic Impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

It is noted that the vegetation mapping by Travers Bushfire and Ecology on behalf of the developer differs from Council's vegetation mapping (by Bell). Internal review indicates the mapping by Travers is accepted as providing a more accurate delineation and finer grain detail of the existing vegetation.

There is a record of a Powerful Owl roosting at the site, indicating a potential nesting tree on or near the site. EPA (NPWS) recommend a 200m buffer to Powerful Owl nest trees. The existence of a nest tree within 200m of the proposed building envelopes may result in failure of the rezoning proposal. An "owl specialist" ecological consultant will be required to assess whether the nesting tree is on site or within 200m of the proposed building envelopes. Alternatively, a hollow bearing tree assessment for the whole site may provide a means of determining if the nesting tree is on site.

The ecological assessment by Travers indicates that there was an assessment of trees within the proposed dwelling envelopes and APZs and identified no hollow bearing trees. This report will need to be submitted to confirm the adequacy of the survey and conclusions. In addition, the threatened species records shown in Figure 3 are required to be annotated with the date of the record.

The submitted proposal has been modified to reduce ecological impacts, maximise the extent of conservation land and to improve long term management practices for the land. These modifications were:

- maximise the land to be transferred for conservation,
- lot 4 southern boundary to be closer to perpendicular to eastern boundary,
- truncate north west corner of lot 4 to capture additional Blue Gum forest and M biconvexa, and improve boundary angles,
- modify lot 3 to capture all vegetation within lot 1 and to provide improved boundary angles,
- modify lot 2 to add M biconvexa to Lot 1 and provide improved buffering to Council conservation land to the north,
- modify lot 2 to provide for access on western side of riparian vegetation within lot 2 and avoid fence line clearing being within riparian vegetation.

These modifications, together with the proposed dedication, restoration and long term management of the conservation land, will ensure ecological impacts are minimised and offset.

9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Biodiversity Conservation

Council has been pursuing conservation land planning under LEP 1991, for over 20 years. Under LEP 1991, Council has been able to secure conservation outcomes over extensive land in the Fountaindale – Berkeley Vale - Glenning Valley – Tumbi area through the subdivision bonus incentives provisions in clause 14(3) of LEP 1991. The bonus applies to 7(c) zoned land.

This proposal intends to create 3 lots within the 7(c) zone ranging from 1.25 to 1.37ha. Under the current bonus lot provisions of LEP 1991, this would require dedication of about 5.3ha of 7(a) zone. This proposal intends to dedicate about 6.9ha through an offer under a voluntary planning agreement (VPA).

The developer has offered, through a VPA, to meet the costs associated with restoration of the land to be dedicated to Council either through undertaking the work or making an equivalent monetary payment. It is noted that the land will become Council's responsibility, and having regard to Council's Financial Strategy, the long term management costs of this new council asset should be met by the developer. It is recommended that the developer be advised Council will be seeking a commitment from the developer to meet the 10 year management costs for the land.

Prior to proceeding to public exhibition of the Planning Proposal, Council must be satisfied that these long term management costs will be met by the developer.

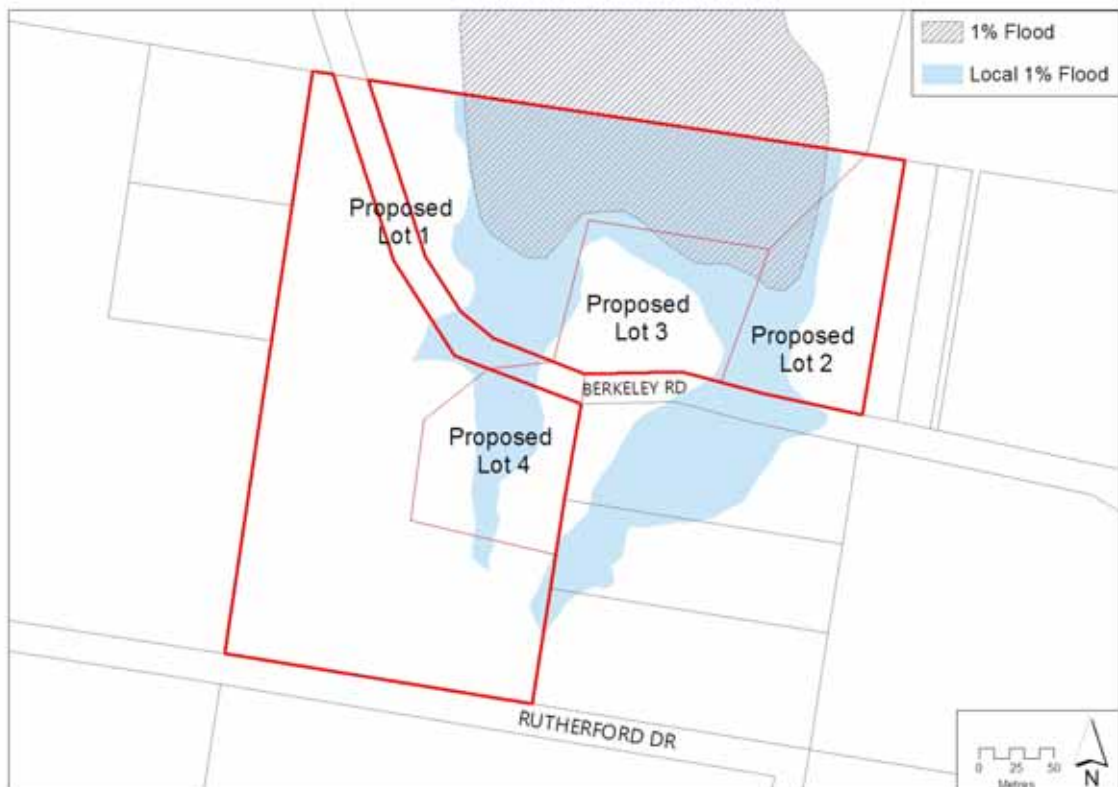
Parts of Lots 1, 3 and 4 are affected by the 1% flood level for the broader catchment. The proposed building envelopes and on-site disposal areas are located outside of the affected area.

Flooding

Flood modelling was undertaken (Hoolihan Partners May 2011) to identify the 1% flood level within the local catchment. This indicates a greater extent of flood affected land on Lots 1, 2 and 3 and an affected area on Lot 4. Building envelopes and effluent disposal areas will need to be carefully located to avoid these areas.

The submitted flood impact assessment report contains only a plan showing the extent of the 1% AEP flood which is considered inadequate. Previous comment from hydrology unit is still valid and proponent is required to submit the necessary information for further assessment.

It will be necessary for the developer to submit a detailed hydrological and hydraulic assessment report for a range of design storm events to determine the flood extent and Flood Planning Level for the site, including methodology, drainage calculations, velocity and flow characteristics, localised impacts of development and mitigation affect upstream and downstream, and how both stormwater quantity and quality controls can be designed to meet Council's design criteria during and post construction. It is recommended that this be provided after Gateway determination and prior to public exhibition of the Proposal.



Bushfire Risk

A bushfire risk assessment has been undertaken in accordance with the Planning for Bushfire Guidelines to identify the required APZs and other bushfire management measures. The clearing for APZs was included in the ecological impact assessment to ensure all the development impacts were assessed.



10. *How has the planning proposal adequately addressed any social and economic effects?*

Social

An Aboriginal Heritage Site Assessment of the land (Darkinjung 2007) recommended that any future development of the site be managed appropriately in the event that any cultural artefact or archaeological deposits are uncovered during development.

The rezoning of the land and subsequent residential development will create a demand for community, cultural and recreational services.

The Shire Wide Contributions Plan (library stock, performing arts centre, public art commissions, regional open space and shire cycleway network and administration costs) will apply to future development of the land. The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of these services.

The rezoning proposal will form an extension to the Fountaindale rural residential community. It falls within the Southern Lakes Section 94 Contribution Plan catchment. This Plan imposes a contribution rate for Open Space and Recreational Facilities Works, Community Facilities Works (and administration of the Plan). The development will generate an increase in the demand for these services and facilities and will be required to contribute under the Plan and meet its share of the cost of their provision.

Economic

The Planning Proposal has been assessed in terms of Council's Long Term Financial Strategy, Asset Management Strategy and operational budget. Financial impacts and appropriate management measures have been identified to ensure the development funds any specific infrastructure, facilities or services not funded through contributions plans. Assets likely to be acquired by Council as a result of the development are considered likely to be financially sustainable. Processing of the Planning Proposal is to be budget neutral.

No broad economic effects of the Proposal have been identified.

Section D – State and Commonwealth Interests

11. *Is there adequate public infrastructure for the planning proposal?*

The Proposal is expected to create a marginal increase for public schools, electricity supply, emergency services, health services, public administration, rail and main road transport and telecommunications services. All of these services are considered to be reasonably available in the locality.

12. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

[to be completed after Gateway Determination]

Part 4 Community Consultation

It is recommended that the proposal be publicly exhibited for a period of 28 days.

Notification of the public exhibition is recommended to be placed in the Central Coast Express Advocate and written notification sent to owners adjacent to the site. Notices will be placed on Council's website and a link attached to Council's new ePanel initiative.

Briefing of the Berkeley Vale Precinct Committee is also proposed during the exhibition period.

The Planning Proposal, Gateway Determination, and supporting studies will be made available on Council's website, at Council's Administration Building in Hely Street Wyong.

A public hearing is considered unlikely to be necessary.

Attachments and Supporting Documentation

Document	Attached
1. Amendment of Wyong LEP 2012 Land Zoning Map	Yes
2. Amendment of Wyong LEP 2012 Lot Size Map	Yes
3. Wyong Local Environmental Plan 1991 (Amendment No.X) Map	Yes
4. Council Reports and Minutes	Yes
5. Rezoning Report Andrews Neil, March 2011	Yes