

Central Coast

Local Planning Panel

Central Coast
Local Planning Panel Meeting
Business Paper
06 August 2020



Meeting Notice

**The Local Planning Panel Meeting
of Central Coast
will be held remotely - online,
Thursday 6 August 2020 at 2.00 pm,
for the transaction of the business listed below:**

1 PROCEDURAL ITEMS

1.1 Disclosures of Interest 3

2 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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3 PLANNING REPORTS

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Facility Umina Men's Shed 10

3.2 DA 57206/2019 - 86A Copacabana Drive, Copacabana - Copacabana
Community Men's Shed..... 55

3.3 DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19
Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land
Lease Community 111

Donna Rygate
Chairperson

Item No: 1.1
Title: Disclosures of Interest
Department: Governance

6 August 2020 Local Planning Panel Meeting

Reference: F2020/00812 - D14099240

The NSW Local Planning Panel Code of Conduct states that all panel members must sign a declaration of interest in relation to each matter on the agenda before or at the beginning of each meeting.

Recommendation

That Panel Members now confirm that they have signed a declaration of interest in relation to each matter on the agenda for this meeting and will take any management measures identified.

Nil

Item No: 2.1
Title: Confirmation of Minutes of Previous Meeting
Department: Governance

6 August 2020 Local Planning Panel Meeting

Reference: F2020/00812 - D14099247

Author: Rachel Callachor, Local Planning Panel Support Coordinator

Summary

Confirmation of minutes of the previous Local Planning Panel Meeting held on 23 July 2020.

Recommendation

That the Local Planning Panel confirm the minutes of the previous Meeting held on 23 July 2020.

Attachments

1 MINUTES - Local Planning Panel - 23 July 2020 D14090200



Local Planning Panel

Minutes of the
LOCAL PLANNING PANEL MEETING
Held remotely - online
on 23 July 2020

Panel Members

Chairperson	Donna Rygate
Panel Experts	Greg Flynn Sue Francis
Community Representative/s	Lynette Hunt

Central Coast Council Staff Attendance

Andrew Roach	Unit Manager Development Assessment
Ailsa Prendergast	Section Manager Development Assessment South
Emily Goodworth	Section Manager Major Development Applications
Salli Pendergast	Section Manager Development Assessment North
Chris Ross	Senior Development Planner Development Assessment South
Rebecca Samways	Development Planner Major Development Applications
Katrina O'Malley	Development Planner Development Assessment North
Anthony Favetta	Senior Development Assessment Engineer Engineering Assessment South
Rachel Callachor	Local Planning Panel Support Coordinator

Public Forum Attendance

Colin Douglas	Spoke against the recommendations for item 3.3
Jonathon Wood	ThinkPlanners, spoke on behalf of the applicant for item 3.3
James Vergos	Mintus, spoke on behalf of the applicant for item 3.3

The Chairperson, Donna Rygate, declared the meeting open at 2.00pm and advised in accordance with the Code of Meeting Practice that the meeting was being recorded.

The Chair, Donna Rygate read an acknowledgement of country statement.

Apologies

The Panel noted that no apologies had been received.

1.1 Disclosures of Interest

The Panel noted that disclosure forms had been submitted and no conflicts of interest had been identified.

2.1 Confirmation of Minutes of Previous Meeting

The Panel confirmed the minutes of the previous Meeting held on 9 July. Typographical amendments have been made.

Moved: Donna Rygate

Seconded: Greg Flynn

Public Forum

Colin Douglas spoke against agenda item 3.3.

Jonathon Wood and James Vergos spoke on behalf of the applicant in relation to agenda item 3.3 and provided responses to enquiries from the Panel.

The Local Planning Panel public meeting closed at 2:43pm. The Panel moved into deliberation from 2:50pm, which concluded 3:40pm.

3.1 DA/592/2019 - 1 Kanangra Drive, Crangan Bay - Use of rebuilt clubhouse ancillary to existing mini cycle club (recreation facility (outdoor))

Site Inspected	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none"> • Documentation with application • Council assessment report and addenda • One submission
Council Recommendation	Approval subject to conditions
Panel Decision	<p>1 <i>That the Local Planning Panel grant consent subject to conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues</i></p> <p>2 <i>That Council advise those who made a written submission of the Local Planning Panel's decision.</i></p>
Reasons	<p>1 The Panel notes toilet facilities on site (not part of this application) were subject to a previous consent.</p>

- 2 Adjoining property owners were notified of the proposed development in accordance with Council's policy and concerns raised in the one submission have been considered and addressed where applicable.
- 3 Consent conditions are agreed to in accordance with section 4.33(1)(b) of the Environmental Planning and Assessment Act 1979.

Votes Unanimous

3.2 Additions to Existing Community Building at 28 Brava Ave, San Remo

Site Inspected	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none"> • Documentation with application • Council assessment report and addenda
Council Recommendation	Approval subject to conditions
Panel Decision	1 That the Local Planning Panel grant consent subject to conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues
Reasons	<ol style="list-style-type: none"> 1 The Panel considers the proposal provides good community and public benefit with minimal environmental impact. 2 Consent conditions are agreed to in accordance with section 4.33(1)(b) of the Environmental Planning and Assessment Act 1979.
Votes	Unanimous

**3.3 DA 57302/2019 - 269 Brisbane Water Drive, West Gosford -
Redevelopment of Existing Shopping Centre with inclusion of a new
Centre Based Child Care Facility and new Food and Drink Premises**

Site Inspected	Yes
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none"> • Documentation with application • Council assessment report and addenda • 43 submissions • Three speakers
Council Recommendation	Approval subject to conditions
Panel Decision	<p><i>The Panel considered the modifications and further information required detailed in draft condition 2.3 and noted that certainty in the plans and documentation is required prior to determination of the application. Accordingly, the Local Planning Panel deferred consideration of the Development Application and resolved to invite the applicant to submit additional details and plans, as follows:</i></p> <p><i>1 Detailed Landscape Plans that address the matters raised in draft condition 2.3, together with the implications for parking spaces on the site.</i></p> <p><i>The amended details and plans referred to above are to be submitted to Council within 14 days, and Council is to submit a supplementary report for consideration of Panel within 14 days from the applicant's submission of this material.</i></p>
Reasons	<p>1 The Panel notes adjoining property owners were notified of the proposed development in accordance with Council's policy and concerns raised in submissions have been considered and addressed where applicable.</p> <p>2 The Panel noted the applicant's stated acceptance of all conditions proposed by Council to address the planning issues and expressed community concerns, other than draft condition 2.3, and the applicant's acknowledgement of concerns with the height of the proposed pole and pylon sign on site.</p>

- 3 The Panel was concerned that the additional planting required in draft condition 2.3 may result in a loss of car parking in the centre where it was noted that the parking does not currently satisfy Council's DCP in respect of parking spaces. By receiving amended plans this possible conflict can be assessed and resolved prior to determination.

Votes

Unanimous

Item No: 3.1
Title: DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed
Department: Environment and Planning

Central Coast
Local Planning Panel

6 August 2020 Local Planning Panel Meeting

Reference: 011.2019.00057593.001 - D14069766
Author: Susana Machuca, Senior Development Planner
Manager: Ailsa Prendergast, Section Manager, Development Assessment South
Approver: Andrew Roach, Unit Manager, Development Assessment

Summary

A development application has been received for a **Community Facility** being a 'Men's Shed' at 90 Osbourne Avenue, Umina Beach. The proposed development comprises the construction of a single-storey building and a detached demountable office for the purpose of establishing a workshop for local men to work on small scale projects. The site is currently used as excess/overflow parking for the nearby PCYC.

The application has been examined having regard to the matters for consideration detailed in section 4.15 of the Environmental Planning and Assessment Act and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

The development application has been referred to the Local Planning Panel (LPP) as a result of the land being held in the ownership of Central Coast Council. The application is recommended for approval, subject to conditions.

Applicant	Umina Men's Shed Incorporated
Owner	Central Coast Council
Application No	DA 57593/2019
Description of Land	Lot: 13 DP: 863180, 90 Osborne Avenue, Umina Beach
Proposed Development	Community Facility – Umina Men's Shed
Site Area	2,715m ²
Zoning	RE1 Public Recreation
Existing Use	Overflow Parking Lot from the Umina PCYC Operations
Employment Generation	No
Estimated Value	Nil

Recommendation

- 1 That the Local Planning Panel grant consent subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues.***

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

2 That Council advise those who made written submissions of its decision.

3 That Council advise the relevant State Government Agencies of its decision

Precis:

Proposed Development	Construction of a community facility , being 'Men's Shed (comprising single storey building and detached demountable office).
Permissibility and Zoning	<p>The subject site is zoned <i>RE1 - Public Recreation</i> under the provisions of <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i>.</p> <p>The proposed development is defined as a 'community facility' which is defined under the <i>GLEP 2014</i> as:</p> <p>'Community Facility' means a building or place:</p> <ol style="list-style-type: none"> 1. owned or controlled by a public authority or non-profit community organisation, and 2. used for the physical, social, cultural or intellectual development or welfare of the community, <p>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</p> <p>The use is permissible with consent of Council in the subject zone.</p>
Relevant Legislation	<p>The following planning policies and control documents are relevant to the development and were considered as part of the assessment:</p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979 – s. 4.15 (EP&A Act)</i> • <i>State Environmental Planning Policy (Coastal Management) 2018 (SEPP Coastal Management)</i> • <i>State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)</i> • <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i> • <i>Draft Central Coast Local Environmental Plan 2018 (Draft CCLEP 2018)</i> • <i>Gosford Development Control Plan 2013 (GDGP 2013)</i> • <i>Draft Central Coast Development Control Plan 2018 (Draft CCDCP 2018)</i>

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

	<ul style="list-style-type: none"> • <i>Central Coast Council's Community Strategic Plan 2018-2028</i> • <i>Central Coast Regional Plan 2036</i>
Current Use	Overflow Parking lot to neighbouring Police Citizens Youth Club
Submissions	One (1) Objection

The Site

The site is commonly known as No 90 Osborne Avenue, Umina Beach and is legally known as Lot: 13 DP: 863180. The site is located on the southern side of Osborne Avenue and has a total site area of 2,715m².

The land is generally rectangular in shape with a frontage to Osborne Avenue of 50.3m, a rear boundary frontage of 60.4m, a side eastern boundary of 40.2m and a side composite western boundary of 41.6m (9.7m + 31.8m). The site is relatively flat with a minor fall from Osborne Avenue (RL5.77) towards the rear southern boundary (RL5.50m) of 0.27m. The subject site is vacant with at grade bitumen pavement finish, surrounding landscaping and pedestrian pathway towards Fitzroy Street (refer to Figure 1).

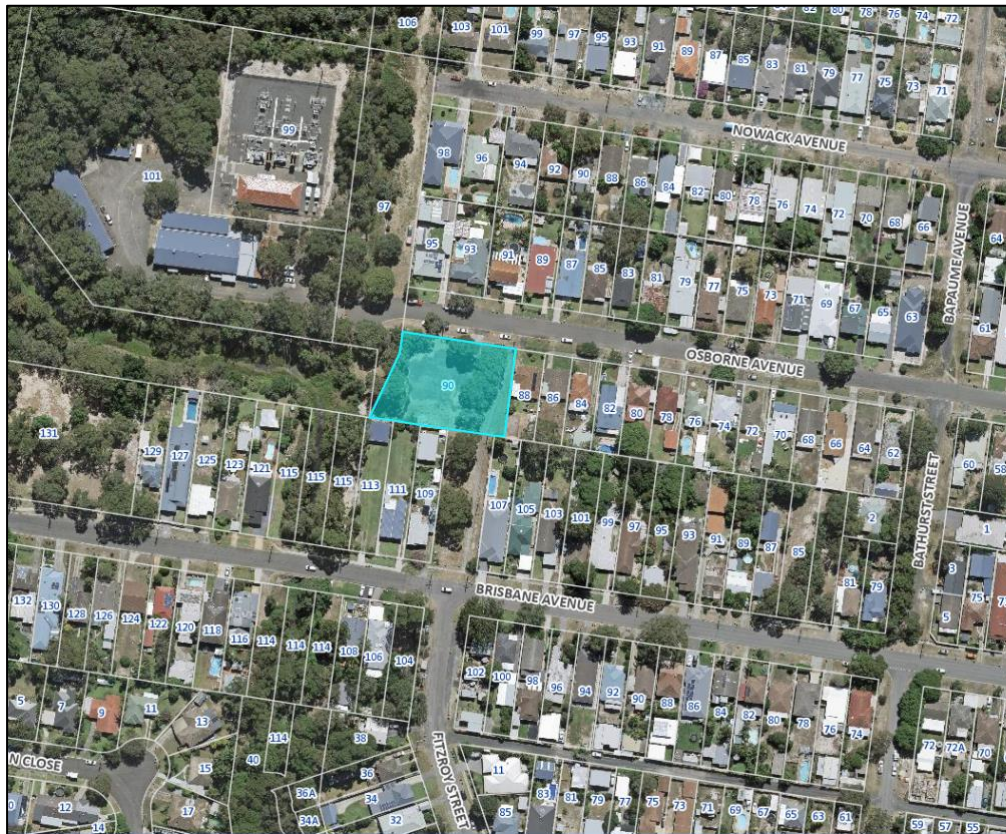


Figure 1 - Aerial photograph and location plan of subject site (in blue)



Figure 2 – Photograph of the site looking south-west at north boundary



Figures 3 and 4 – View of the site looking north-east and south-west at south boundary

The site is zoned *RE1 Public Recreation* under the provisions of *Gosford Local Environmental Plan 2014* (GLEP 2014) (refer to Figure 5). The site is proposed to retain the same zoning under *Draft Central Coast Local Environment Plan 2018* (CCLEP 2018). The proposed development is defined as *Community Facility* which is permissible in the zone with consent of Council.

The Proposed Development

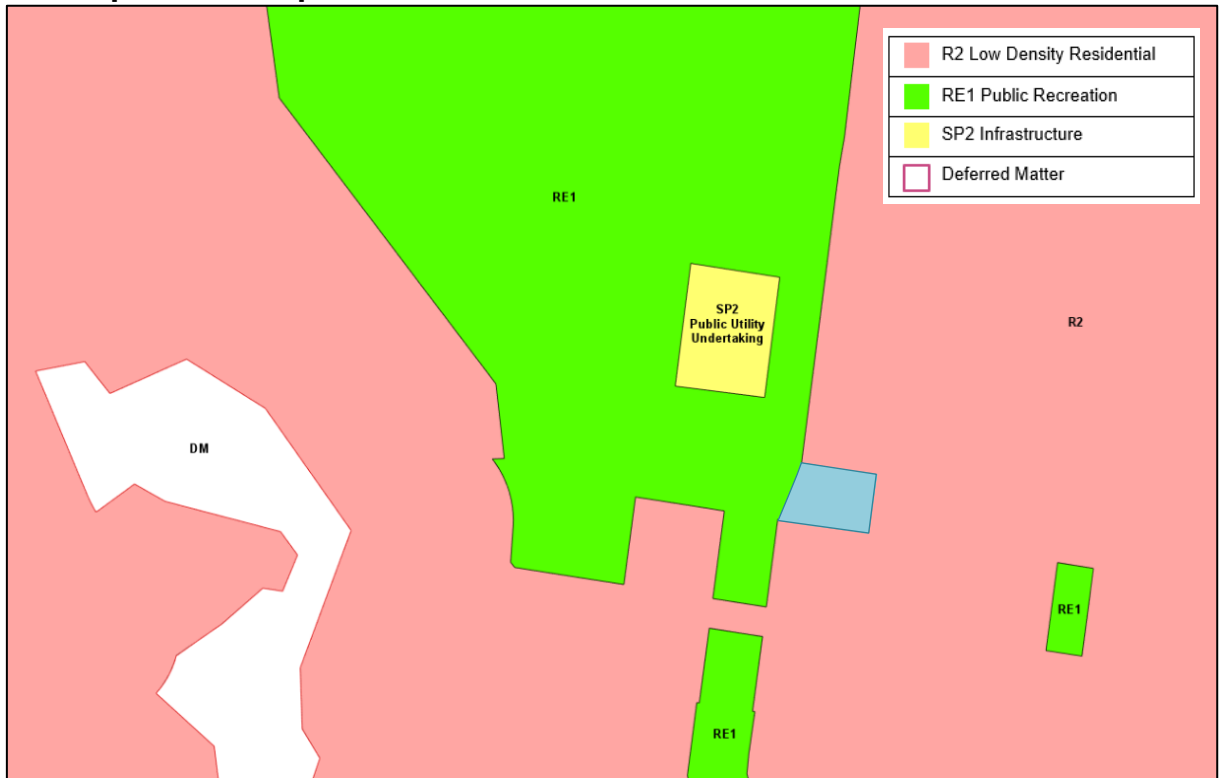


Figure 5 – Zoning of the site (highlighted in blue) and adjoining properties

Surrounding Development

The site is located approximately 400 metres west of Perth Street. It adjoins the neighboring property which contains the Police Citizens Youth Club located at the end of Osborne Avenue (refer to Figure 1). The immediate locality is residential in character - there is a mixture of mainly single storey (and a small number of two-storey) residential developments on single lots, ranging from modest post war architectural designs to dwellings of contemporary appearance. It is noted that the area has various pedestrian reserves/links between Osborne Avenue and Brisbane and Nowack Avenues (refer to Figure 6 & 7).



Figure 6 and 7 – Pedestrian reserves / links between Osborne and Brisbane Avenues

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

- To the immediate east there are mainly older one-storey single residential dwelling developments with frontage to Osborne Avenue;
- To the north (on the opposite side of Osborne Avenue), there is newer brick and tile one and two-storey residential dwelling developments with frontage to Osborne Avenue;
- To the immediate west there is a PCYC community center with extensive parking area, Kahibah Creek and bush buffer zone; and
- To the southern site boundary there are mainly back yards and garage structures to the one and two storey residential dwellings fronting Brisbane Avenue.



Figure 8 – Photograph of adjacent surrounding development to the northern boundaries of Osborne Avenue



Figure 9 and 10 – Photograph of adjacent surrounding development to the eastern boundary of Osborne Avenue and northern boundary of Brisbane Avenue

The site is identified as "bushfire prone land" on Council's bushfire maps. A Bushfire Assessment Report was submitted with the application recommending the proposal comply with BAL19.

Background

The development application seeks approval for the construction of a single-storey building (as a community facility) for the purpose of establishing a 'mens shed' workshop for local people to work on small scale projects within the building confines. The shed is to be constructed over a reinforced concrete slab with a steel frame and prefabricated steel cladding.

The Umina Men's Shed is a member of the Australian Men's Shed Association and a non-profit local organisation. It provides a safe facility for men of all ages, background and experience through mateship, mentoring and support involve themselves in sustainable small-scale projects that will benefit the wider community in the area.

A Pre-Development meeting was held on 12 September 2019 for the construction of a metal 'Men's Shed' with a detached office. The proposal was permissible with consent and applicable items were discussed and formed part of the advice.

The application has been amended once during the assessment process (revised plans lodged 1 April 2020), which reduced the size of the proposal and the location, in response to issues raised in community consultation and following initial assessment by Council officers.

The Proposed Development

The proposal comprises the construction of a 'U-shaped' shed of dimensions approximately 21 metres x 14 metres including an additional demountable office area of dimensions 6mx3m, a ramp and deck area that will provide pedestrian accessibility and connectivity. The proposed development will have an overall height of RL 10.238AHD (4.238m) and a floor space ratio (FSR) of 0.04:1 (refer to Figure 11).

In summary, the application aims to seek consent for:

- One Men's Shed (98.28m²) containing:
 - Three (3) work areas;
 - One (1) education/dining room;
 - A service hub containing a kitchen and two (2) toilets;
- A detached demountable office (7.12m²);
- The formalisation of the existing car park that is utilized as overflow of parking facilities for PCYC community events, allowing 14 on-site car spaces. Vehicle access will be provided from Osborne Avenue and pedestrian access from both Osborne and Brisbane Avenues;
- Five (5) slimline Rain water tanks and screened waste bin area located at the rear of the shed; and
- It is noted that Council's Tree Officer has conditioned tree protection for all trees to be retained.

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

The Men's Shed will operate between 9:00am to 3:30pm Monday to Friday.

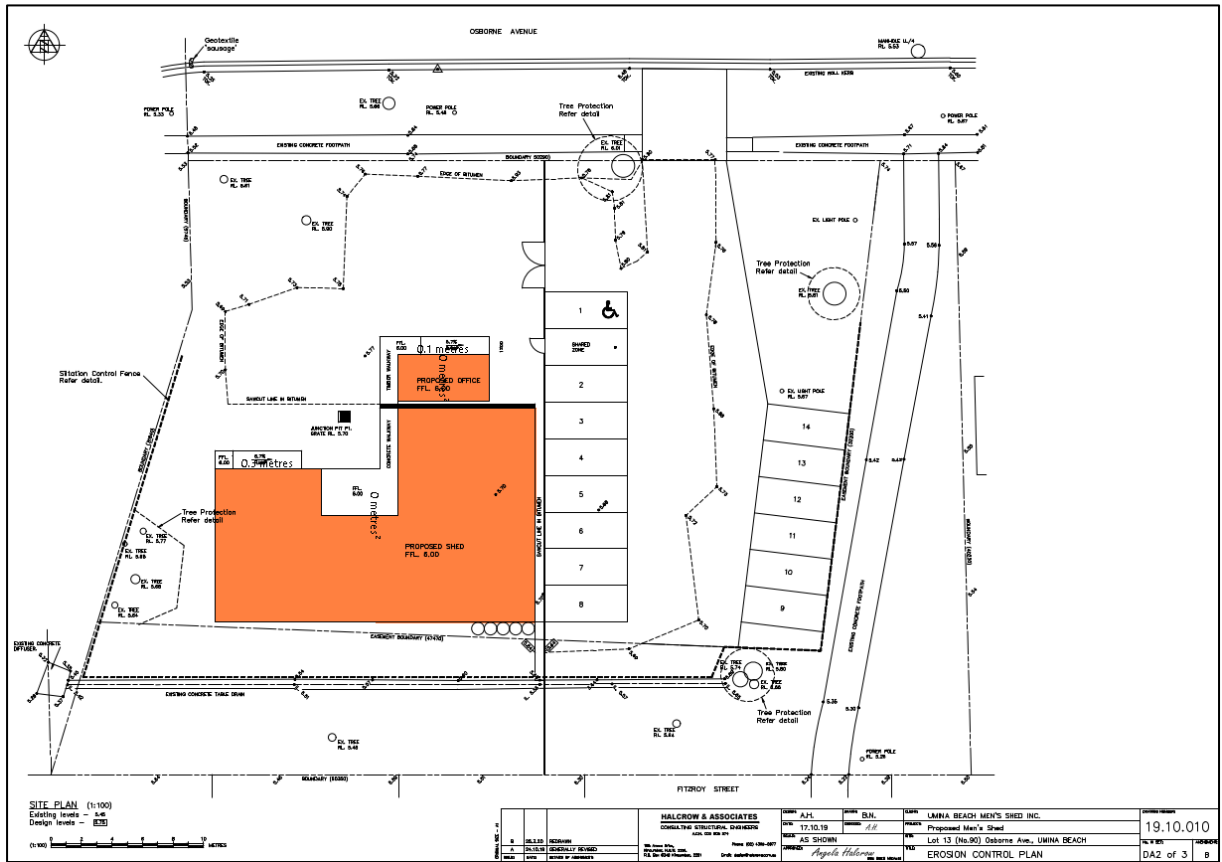


Figure 11 – Site Plan of amended proposed development

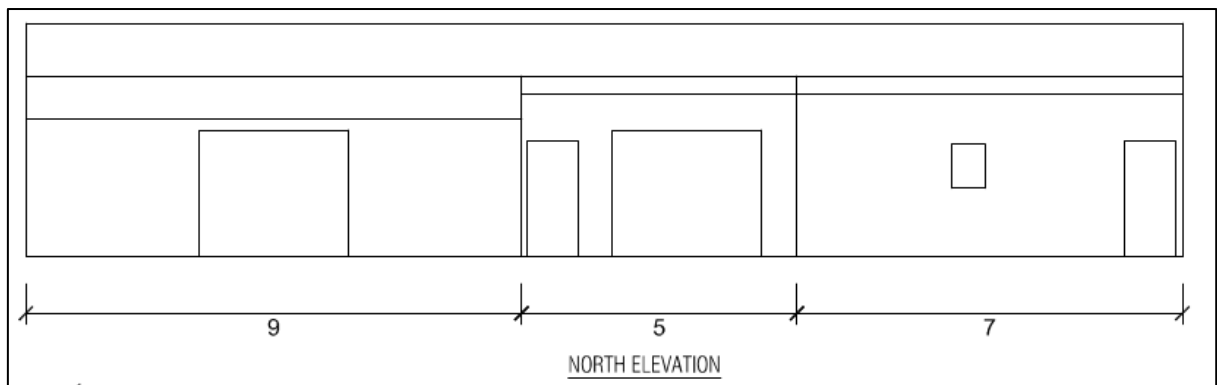


Figure 12 – Northern elevation of amended proposed development plans

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

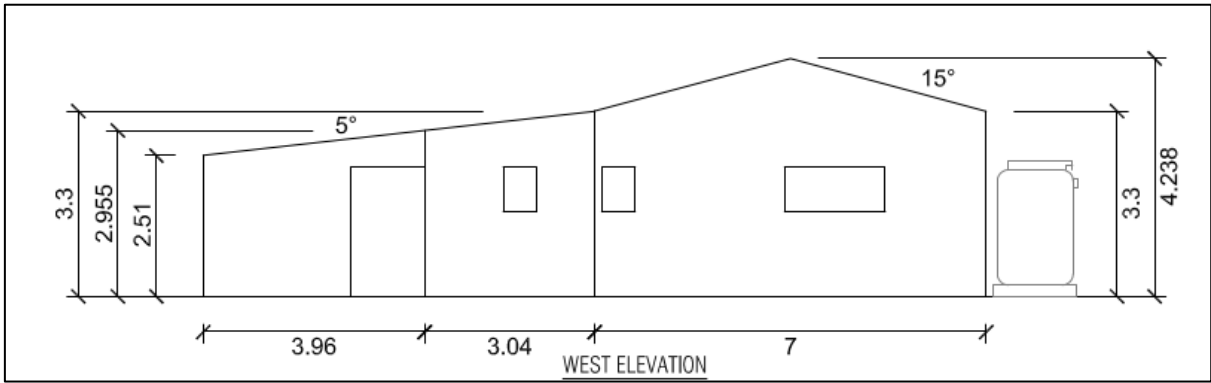


Figure 13 – Western elevation of amended proposed development plans

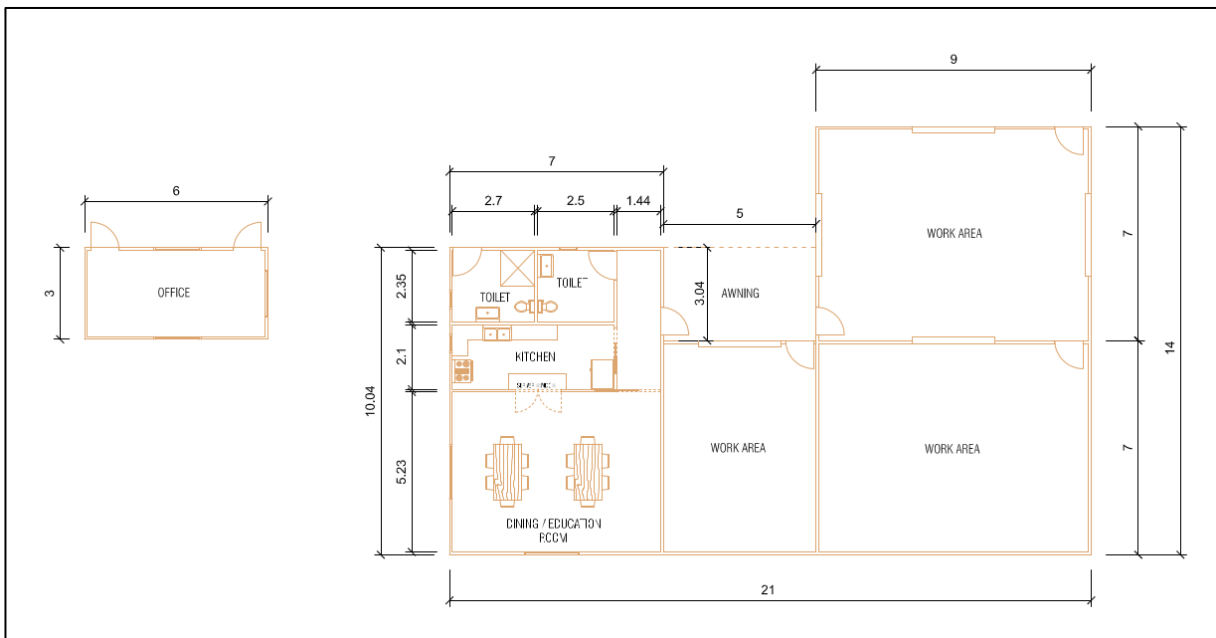


Figure 14 – Floor Plans of amended proposed development

Assessment

Having regard to the matters for consideration detailed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements, Council's policies and Section 10.7 Planning Certificate details, the assessment has identified the following key issues, which are elaborated upon for Council's information.

Provisions of Relevant Instruments/Plans/Policies

Central Coast Regional Plan 2036

The subject site is included in the Central Coast Regional Plan 2036 as an 'urban area' and is located in close proximity to the 'strategic centre' of Woy Woy and the 'regional city' of Gosford (refer to Figure 15).



Figure 15 - Central Coast Regional Plan 2036

An assessment of all relevant provisions of the Central Coast Regional Plan 2036 has been carried out to ensure the consent authorities own assessment of the compatibility of the proposed development with the surrounding environment is complete. The proposed redevelopment of the site is consistent with all relevant Directions under the *Central Coast Regional Plan 2036* in that upon completion the community facilities of the locality will be increased. Furthermore, the development is generally consistent with the village centre locality, provides for additional recreation facilities and social community connection which will not adversely impact residential amenity nor create additional demands upon public infrastructure.

Central Coast Council's Community Strategic Plan 2018-2028 'One - Central Coast'

Central Coast Council's Community Strategic Plan 2018-2028 'One - Central Coast' is a

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

10-year plan developed by Council through engagement with the community to help set the properties and confirm strategies and activities that best achieve the community's desired outcomes for the future.

The proposed redevelopment of the site is consistent with all relevant objectives in 'One-Central Coast' in that upon completion the community facility will provide a physical space for a specific sector of the community (senior males) to connect, be creative and strengthen a sense of self and become an important support to the locality and its community. Furthermore, the development will contribute to provide sustainable community infrastructure to meet the diverse and changing needs of the Umina Beach neighborhood and community participation.

State Environmental Planning Policy (Coastal Management) 2018

The provisions of State Environmental Planning Policy (Coastal Management) 2018 require Council consider the aims and objectives of the SEPP when determining an application within the Coastal Management Areas. The Coastal Management Areas are areas defined on maps issued by the NSW Department of Planning & Environment and the subject property does not fall within the mapped coastal management areas (refer to Figure 16).



Figure 16 - Central Coast Regional Plan 2036

The relevant matters have been considered in the assessment of this application, no further consideration is required in this regard

State Environmental Planning Policy No 55 – Remediation of Land

The provisions of this *State Environmental Planning Policy No 55 – Remediation of Land*

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

(SEPP 55) apply however, the site is currently vacant and is not listed as contaminated as such, there are no issues expected. In accordance with cl. 7(2) of the SEPP, no further consideration is required in this regard.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) regulates the clearing of native vegetation on urban land and land zoned for environmental conservation /management that does not require development consent and applies to the Sydney and Newcastle metropolitan areas. The aims of the policy are (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The Vegetation SEPP repeals clause 5.9 and 5.99AA of the Standard Instrument Principal Local Environmental Plan and substantially reproduces the effect of these clauses in the Vegetation SEPP. council will continue to regulate the clearing of vegetation (including native vegetation) below the Biodiversity Offset Scheme (BOS) thresholds through the DCP. As such, the application has been referred to Council's Ecology and Tree Officers respectively, who have made the following comments:

- a. The site plans have been amended to demonstrate that no tree removal will be required for the implementation of the development. The native vegetation, whilst degraded, is representative of the Endangered Ecological Community (EEC), Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion. Provided all relevant tree protection and sediment control precautions are implemented, there should be no adverse effect to this EEC.
- b. The proposal intends to retain existing native trees within the new works. The amended plans appear to have acceptable distances from the root zones and not expected to be adversely affected, the Apple Gum near the eastern boundary, by deleting the original proposed carparks either side of the tree.
- c. It is noted that, Encroachment into the root zone of the Eucalypt will occur due to minor level changes and pavement around the tree on top of current encroachments by existing access crossing and footpath. This tree is deformed from past lopping from overhead power wires and although the tree maybe capable of retention providing all care is taken it is accepted that it may require removal if found impractical during works. Nonetheless, on this occasion an attempt to retain the tree is supported rather than immediate removal.
- d. It is encouraged that the formalization of the site includes additional public domain landscaping to the Osborne Avenue streetscape including car parking entry area and pedestrian pathway area in line with CPTED principals and NSW RFS IPA recommendations.

Gosford Local Environmental Plan 2014 – Zoning and Permissibility

The subject site is zoned RE1 Public Recreation under the provisions of *Gosford Local Environmental Plan 2014* (GLEP 2014).

The proposed development is defined as a '*community facility*' under the *GLEP 2014*:

'Community Facility'

means a building or place:

3. *owned or controlled by a public authority or non-profit community organisation, and*
4. *used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

Development for the purposes of '*Community Facilities*' is permissible with Council Consent.

Gosford Local Environmental Plan 2014 – Zone Objectives

Consideration of the proposal has been provided with regard to the objectives of the control contained within cl. 2.3(2) of GLEP 2014. The objectives of the zone are:

- *To enable land to be used for public open space or recreational purposes*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To identify areas suitable for development for recreation, leisure and cultural purposes.*
- *To ensure that development is compatible with the desired future character of the zone.*

The proposed Men's Shed provides a ground level community facility premises, formalises the on-grade parking facilities and the access entry from Osborne Avenue. As such, improves the local community infrastructure and recreational facilities which will better serve the local community. The proposed building is located towards the rear south western corner of the site with ample setbacks that will not require the removal of any existing trees or vegetation. The proposal and intended use are found to be compatible with the neighbouring land uses, density, scale and the existing surrounding natural vegetation setting.

In this instance, it is considered that the proposal is consistent with the stated objectives of the zone and is consistent with the principles of Ecologically Sustainable Development as specified within the *Local Government Act 1993*.

Gosford Local Environmental Plan 2014 - Clause 4.3 Height of Buildings

The provisions of cl. 4.3 (Height of Buildings) within GLEP 2014 establish a maximum height limit for buildings. The land is not mapped as having a maximum Height of Building.

Gosford Local Environmental Plan 2014 - Clause 4.4 Floor Space Ratio

The provisions of cl. 4.4 (Floor Space Ratio) within GLEP 2014 establish a maximum floor space ratio for buildings. The land is not mapped as having a maximum floor space ratio.

Gosford Local Environmental Plan 2014 – Clause 5.3 Development near zone boundaries

The proposed development site is zoned RE1- Public Recreation and adjoins land zoned R2 – Low Residential to the north, south and east of the site under *Gosford Local Environmental Plan 2014*.

The provisions of Clause 5.3 require Council to consider the amenity impacts of development near zone boundaries. However, this clause does not apply in accordance with Subclause 3.

Notwithstanding this, the Land and Environment Court have developed planning principles to provide guidance regarding appropriate matters to be considered in making a planning decision, including general impacts on neighbouring properties and development at the zone interface established in *Seaside Property Developments Pty Ltd v Wyong Shire Council* [2004] NSWLEC 117 at 25.

The principle states:

"25. As a matter of principle, at a zone interface as exists here, any development proposal in one zone needs to recognise and take into account the form of existing development and/or development likely to occur in an adjoining different zone. In this case residents living in the 2(b) zone must accept that a higher density and larger scale residential development can happen in the adjoining 2(c) or 2(d) zones and whilst impacts must be within reason they can nevertheless occur. Such impacts may well be greater than might be the case if adjacent development were in and complied with the requirements of the same zone.

Conversely any development of this site must take into account its relationship to the 2(b) zoned lands to the east, south-east, south and south-west and the likely future character of those lands must be taken into account. Also in considering the likely future character of development on the other side of the interface it may be that the development of sites such as this may not be able to achieve the full potential otherwise indicated by applicable development standards and the like."

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

The adjoining dwelling setbacks to the east and south of the proposed Men's Shed are 27.2m and 9.6m respectively. As previously mentioned in the report, the amended plans indicate how the east boundary setback was lengthened to accommodate for additional car spaces within the site and corresponding compliant turning circles for this particular car space design as well as, providing extra buffer distance between the two (2) Men's Shed designated workshops and the residences to the east. It is also noted that, the south boundary is aligned with the rear yards of the residences fronting Brisbane Avenue and contain ancillary structures (car garage and sheds) near the adjacent the boundary with the Men's Shed.

In relation to amenity impacts, any development in one zone needs to recognise and take into account the form of existing development and/or development likely to occur in an adjoining different zone. As such, residents need to accept that a proposal satisfying objectives of the Public Recreation zone is an appropriate form of development consistent with permissible bulk and scale controls under GLEP 2014 and relevant development guidelines of *Gosford Development Control Plan 2013* (GDGP 2013). Notwithstanding this, the development, whilst it need not be subservient, must take into account and be sensitive to potential impacts on residential development.

The proposal has been assessed regarding noise, privacy and overshadowing. Given the building site sitting, greater setback distances to the north and east boundaries and a building orientation that faces in a northerly direction to optimize street frontage views and solar access to the internal workshop areas of the amended plans, it is anticipated that these design elements will assist in ensuring visual privacy and minimising potential noise and overlooking impacts on the neighbouring properties.

Notwithstanding, Council's Environmental Health Officer has assessed the application in terms of noise impacts/nuisance/mitigation measures and is supportive of the development subject to conditions. **(Refer Conditions 6.18).Gosford Local Environmental Plan 2014 – Clause 7.1 Acid Sulfate Soils**

This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in Clause 7.1 of GLEP 2014 have been considered. The site contains Class 4 Acid Sulfate Soils. The Statement of Environmental Effects prepared by Clarke Dowdle & Associates indicate that appropriate excavation works will be required for the establishment of the foundations and rainwater tanks.

It is anticipated that these works will not be greater than 2m below the natural ground level, as such that significant Acid Sulphate Soils (ASS) would not likely be encountered. Notwithstanding, in order to assess the risk of actual or potential acid sulfate soils being present at the subject site, and any requirements for future testing are recommended for imposition. **(Refer Condition, 4.9)**

Draft Central Coast Local Environmental Plan 2018

Following a review of the *Draft Central Coast Local Environmental Plan 2018* (Draft CCLEP 2018), the zoning of the subject site remains *RE1 Public Recreation*. A Community Facility remains permissible in the zone with consent of Council.

The application has been assessed under the provisions of the Draft CCLEP respect to zoning, development standards and special provisions. The proposal is consistent with the Draft CCLEP.

Gosford Development Control Plan 2013

As previously mentioned, despite being a non-residential use an assessment of the proposed development against the relevant chapters of GDCP 2013 was considered during assessment of this application and provided below:

2.1 Character

Chapter 2.1 - Character applies to the development application. The chapter sets out the 'existing' and 'desired' character for each precinct and requires that character be considered in the assessment of any development application.

As such, the proposal is subject to the provisions of Gosford Development Control Plan (DCP) 2013 Chapter 2.1 Character, which provides for the following objectives:

- i. the protection and enhancement of Gosford City's environmental character; and*
- ii. enhancement of character related to built form and landscape design.*

The proposed built form is considered acceptable in the context of site, proposed use and building works. The overall built form and aesthetics are very simple including the articulation, roof form and use of limited building materials. The proposed building site sitting makes use of the sites vacant land does not require the removal of any of the existing trees nor does it result in the disturbance of the neighbouring EEC – Umina Coastal Sandplain Woodland. It is unlikely to significantly affect the surrounding built and natural vegetation environments.

Umina 5: Sandplain Bungalows

The site is located within the *Umina Character 5 Sandplain Bungalows*. The desired character statement for this locality (summarized) recommends that:

'These areas should remain low-density residential neighbourhoods where new buildings complement the architectural character of mid-Twentieth Century bungalows that are distinctive streetscape features of the Woy Woy Peninsula, and the existing sparse tree cover is enhanced by additional plantings.'

Ensure that new structures complement the siting of surviving traditional bungalows nearby. Surround each dwelling with a leafy garden to accommodate shady trees and shrubs that are mostly-indigenous, planted as corridors or clusters along back fences and street verges. Maintain street setbacks that are similar to neighbouring properties. Avoid the appearance of a continuous wall of buildings along any street or laneway by providing at least one wide side setback or by stepping the shape of front and rear facades.

For new dwellings and additions to existing dwellings, reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale and bulk of exterior walls. Use stepped floor plans, or divide floorspace into linked pavilion structures that are capped by individual roofs and separated by landscaped courtyards. Any facades that are taller or longer than those of neighbouring dwellings should be screened by an extra setback or by balconies and verandahs. Preferably, provide parking as open carports or in detached garages that are screened by shady trees.

In order to complement the scale and design character of traditional bungalows, a "light-weight appearance" is preferable for facades that are visible from the street. For example, incorporate large windows plus timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry. Also, provide a traditional "street address" with verandahs and living rooms or front doors that are visible from the road and rear laneways. Ensure that wide garages do not visually-dominate any facade or rear-lane frontage.

Facing the street, maintain the informal qualities of existing wide street verges that are dotted with shady street trees. Plant the boundaries facing streets and laneways with hedges or shrubs to allow a filtered view from each dwelling, rather than using fences that are tall and opaque. Screen terraces and balconies to protect the privacy and amenity that are enjoyed by neighbouring dwellings'.

The proposed development is found to be consistent with the desired character and objectives of the Umina Sandplain Bungalows and it is concluded the development is appropriate in the locale.

2.2 Scenic Quality

The proposal is subject to the provisions of Gosford Development Control Plan (DCP) 2013 Chapter 2.2 Scenic Quality and is located within the Peninsula Geographic Unit encompassing the Woy Woy / Umina Landscape Unit. The relevant –development objectives of the landscape unit in question are summarised as follows:

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- *'Retain in Woy Woy Bays landscape unit informal street alignment and paths plus vegetated nature reserves which help to create the scenic character of the area.*
- *'Encourage new buildings in Woy Woy Bays landscape unit to blend into existing fabric and environment'.*

The proposed Men's Shed is considered to be compatible with the surrounding low-density residential environment in the immediate vicinity of the site, noting the site adjoins a variation of residential dwellings in individual lots. There is a mixture of mainly single storey and a few two-storey developments to the north, south and east. The proposal is found to be consistent with the materiality and scale of surrounding residential neighbourhood. The proposal retains the low-density nature and fabric of the Woy Woy/Umina landscape unit by expressing the form of the shed as a building of light-weight materiality without an elaborate articulation, a gently-pitched gable roof and extended front setback to maintain the streetscape appearance and informal qualities of the scenic quality on the site and the surrounding natural vegetation reserves.

The development is found to be compatible and proportionate in height, bulk, scale, site cover and floor area of any comparable new approved and constructed developments in the immediate locality.

6.3 Erosion and Sediment Control

The development application is accompanied by amended hydraulic plans prepared by Halcrow & Associates, dated 23 March 2020. Council's Development Engineer has assessed the application and is supported subject to conditions. Appropriate siltation control to be conditioned. **(Refer Conditions 2.2; 3.6; 4.4; 4.8; 4.12 and 4.14)**

6.4 Geotechnical Requirements for Development Applications

Earthworks including excavation are required to prepare the site for the proposed shed building and driveways. The objectives and requirements of Clause 6.4 of GDCP 2013 have been considered in the assessment of this application. The property is mapped as being in a low hazard landslip risk and due to the existing area where there is no evidence of landslip and the site being relatively flat. It is considered that the proposed earthworks and excavation will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Notwithstanding, relevant conditions are included in the draft Notice of Determination to ensure that the environmental amenity of surrounding land is maintained, and soil erosion, sedimentation, and drainage impacts are minimised. **(Refer Conditions 2.2; 3.6; 4.4; 4.8; 4.12 and 4.14)**

6.6 Preservation of Trees or Vegetation

As previously mentioned, the subject site is mapped to contain native vegetation representative of the Endangered Ecological Community (EEC), Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion. Notwithstanding, the vegetation on site is degraded and the amended plans demonstrate that the proposal intends to retain existing native trees. However, impacts to structural root zones must be taken into consideration. Councils Tree Officer has assessed the application and appropriate Tree protection conditions have included in the draft Notice of Determination.

6.7 Water Cycle Management

The site is not affected by flooding or flood planning controls. Water and sewer are available to the land. The development application is accompanied by amended Water Cycle Management report and concept drainage design plans prepared by Halcrow & Associates Pty Ltd, dated 9 March 2020. Councils Development Engineer and Water and Sewer Officers have assessed the application and are supportive subject to conditions. **(Refer to Condition 2.8).**

7.1 Car Parking

Car parking (14 spaces) is provided within the on-grade recreation facility grounds. The car parking area is currently utilised as overflow parking for the Police Citizens Youth Club events and activities.

Under the GDCP 2013 – Car Parking is comparable use for car parking calculation to a recreation and registered club facility which requires 1 space per 10m² of gross floor area. The demand for car parking on the site is detailed as follows:

Parking Type	Rate	Extent	Required	Proposed	Complies
Recreation Registered Club	1 space per 10m ²	105.40m ²	11	14	Yes

Figure 16 –GDCP 2013 Car Parking Requirements

It is considered the applicant has demonstrated that the car parking spaces provided are more than adequate to cater for future use on the site. The proposal is considered to be in accordance with the provisions and objectives of the GDCP 2013. The car parking arrangements are sufficient for the intended community use of the site and not considered to affect traffic management and safe traffic movement within and about the site.

7.2 Waste Management

The Development Application is accompanied by a Waste Management Plan, prepared by Clarke Dowdle & Associates. Conditions of consent will be imposed on the draft Notice of

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Determination requiring the development to comply with Council's Technical Specification Waste Minimisation and Management regarding construction waste and on-going management of waste facilities. **(Refer Conditions 4.10; 6.2; 6.7; 6.9; 6.11-6.17).**

Noise

The development application is accompanied by Statement of Environmental Effects prepared by Clarke Dowdle & Associates that advises there is no significant noise produced during the conducting of Men's Shed activities, which generally consists of meetings with discussion and the use of low noise domestic use machinery located within the premises. If there is a requirement to use high-power tools, the facilities of the men's shed will be cautiously utilised during their approved hours of operation (9:00am -3:30pm).

Notwithstanding, the applicant has been advised that if Council receives two (2) written reports of a noise nuisance, an operational noise management plan will need to be prepared in line with a complaints policy. Council's Environmental Health Officer has assessed the application and is supportive subject to conditions. **(Refer Conditions 6.18).**

In conclusion it is noted that, there are no variations in relation to the comparable R2 low-density surrounding residential development. The proposed development is considered to not have a negative impact on the amenity of adjoining residences and natural vegetation setting.

Adequate services that are essential for the development are available on or in the immediate vicinity of the site. As such, the proposal is considered to be generally in accordance with the provisions and objectives of the GDCP 2013.

Likely Impacts of the Development

Built Environment

The proposed built form is considered acceptable in the context of the site and the proposed works are consistent with the use envisioned for the RE1 Public Recreation zoning.

Taking into consideration the temporary nature of the use (10-year lease), that the proposed density is 0.04:1 is compliant with the FSR and that the proposal is 4.238m at the highest ridge point level is compliant with the HOB control that, it is accepted the proposal in this instance provides an extremely simple building articulation aesthetics and use of materials approach. It is anticipated that minor amenity impacts may apply given the land is majorly open and vacant and currently used as overflow parking, notwithstanding the position of the building within the site and extended setbacks to all boundaries is envisioned to not impact upon any neighboring residences.

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Economic Impacts

No substantial economic impacts will arise from the approval of this community facility. Notwithstanding, there will be minor short-term economic benefits during construction.

Social Impacts

The site is located in the Peninsula which has a large and growing population of retired men. In 2016, the Peninsula District had 4,176 men aged 65+. Between 2011 and 2016, this cohort grew by almost 600 men. As such, the proposed Men's Shed is found to be a very important community facility that will contribute to various positive social impacts for the locality as follows:

- Provides a location and pretext for social connection for men (particularly after retirement), resulting in a safe place to meet, exchange ideas and join in some activity and conversation;
- This place of belonging has a positive impact on mental health and wellbeing of males that attend and participate in the diverse projects and activities. Studies have shown that engaging males in programs such as Men's Sheds significantly alleviates social isolation, social exclusion and assists in preventative health issues.
- The activities of the Men's Shed will form part of the outreach activities of Umina Beach local community and complement the activities of the existing Umina Men's Shed to expand the scope of activities already provided by the Men's Shed; and
- The activities of Men's Shed supply suitable projects including but not limited to the construction of sandpits for local schools, elevated garden beds, honour boards, display cabinets, toys etc. that otherwise would not be available to the local community.

The proposed development is considered acceptable and satisfactory in terms of Social Impacts.

Access and Transport

The site is well served by existing roadways, on-site parking facilities and pedestrian pathways having frontage to Osborne Avenue and is located approximately 840m from Ocean Beach Road and Umina Beach Shopping district. There are nearby bus stops on Perth Street and Brisbane Avenue which are served by pedestrian pathways that provide direct connections.

Public Consultation

The development application was notified and advertised once in accordance with Chapter 7.3 - Notification of Development Proposals of *Gosford Development Control Plan 2013* (GDCP 2013).

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The application was lodged on 20 November 2019, and notified from 29 November 2019 until 19 December 2019, with 1 submission received objecting to the proposal.

It is noted that amended plans were submitted responding to the issues raised in the submission as well as matters raised during Council Officer’s initial assessment. These amended plans (received by Council on 1 April 2020) included modifications to ensure the site layout included greater car parking spaces, respected appropriate tree protection zone distances and removed proposed materials storage area from fronting Osborne Avenue. Given the changes were overall minor in nature of alterations and the proposal was substantially the same, the amended plans were not re-notified. In accordance with section 7.3.2.10 (c) of the GDCP 2013, applications which have been amended do not require re-notification where ‘...the amendments are minor, or will result in no additional impacts’.

The following is a summary of the issues raised in this final notification period:

- **Traffic Impact – ‘Every time the PCYC has events the carpark, street and their own internal carpark are full making it impossible for visitors or residents to park in front of our own homes’**

Comment: The proposal complies with the carparking schedule of requirements in accordance with Chapter 7.1 Car Parking of the GDCP 2013, in this instance 11 car spaces and has sufficient site area to accommodate for additional carparking whilst the Men’s Shed activities are being conducted. The amended plans for proposed development have repositioned the Men’s Shed and office buildings in a more efficient site position in order to include a greater number of car park spaces (totaling 14 spaces) and provide upgrades to the parking area by replacing the existing Osborne Avenue access cross over with a 5.5m wide concrete heavy-duty vehicle crossing. The vehicle parking area will be delineated and marked per AS/NZS 2890.1/2004 whilst maintaining the appropriate distances from existing trees and lighting poles in a bid to maintain the characteristic open leafy vegetation public domain space for all public users. Notwithstanding, a condition of consent has been included to restrict the park, store or stand of vehicles in the public street.

Parking Type	Rate	Extent	Required	Proposed	Complies
Recreation Registered Club	1 space per 10m ²	105.40m ²	11	14	Yes

Figure 17 –GDCP 2013 Car Parking Requirements

- **Visual Impact – ‘I could be looking out of my front windows at a storage container or pile of timber and steel storage area’**

Comment: The proposals amended plans indicate that the low-rise Men’s shed and office buildings, are located towards the rear of site near the pedestrian pathway which allows minimum disturbance of the existing trees and leafy setting. The dedicated storage area fronting Osborne Avenue has been removed and it is envisioned that this will assist to

3.1 DA 57593/2019 - 90 Osborne Avenue, Umina Beach - Community Facility Umina Men's Shed (contd)

maintain the current streetscape characteristics with some additional landscaping features intact. A condition of consent has been included to restrict the storage of any goods, equipment and machinery outside the building that may be visible from any public road or thoroughfare.

Submissions from Public Authorities

The application was referred to following public authorities and the following comments have been provided:

NSW Rural Fire Services

The NSW Rural Fire Services (NSW RFS) has reviewed the information submitted and has no objections to the proposed development, *'provided the following matters are addressed and included in Council's conditions of development consent:*

- *Asset Protection Zones - The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, from the start of building works, the entire property shall be managed as an inner protection area (IPA). Various Conditions of consent apply;*
- *Construction Standards - The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. The new construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3. Addendum Appendix 3 of Planning for Bush Fire Protection 2006;*
- *Water and Utility Services - The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire-fighting activities. Various Conditions of consent apply; and*
- *Landscaping - Landscaping of the site shall comply with following principles of Appendix 5 of Planning for Bush Fire Protection 2006. Various Conditions of consent apply'.*

NSW Police Force

The NSW Police Force has reviewed the application and has no objections to the proposed development, 'there does not appear to be any issues with CPTED Principles'.

Internal Consultation

The application was referred to the following internal officers and the following comments have been provided:

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Engineer

Council's Engineer has assessed the application in relation to amended plans and raises no objections to the proposal subject to relevant conditions being included in the conditions of consent. (Refer Conditions 2.6; 2.7; 2.8; 3.13; 4.16; 5.7-5.10)

Building

Council's Building Surveyor has assessed the application and raises no objections to the proposal. Supported without conditions.

Engineering Traffic/Transport

Council's Traffic Engineer has assessed the application and raises no objections to the proposal. Supported without conditions.

Environment

Council's Ecologist has assessed the application in relation to amended plans and raises no objections to the proposal subject to relevant conditions being included in the conditions of consent. (Refer Conditions 3.12; 4.13-4.15; 6.20 and Advisory Note)

Environmental Health

Council's Environmental Officer has assessed the application in relation to amended plans and raises no objections to the proposal subject to relevant conditions being included in the conditions of consent. (Refer Conditions 4.4; 4.2; 4.9; 6.18 and 6.19)

Social Planner

Council's Social Planner has assessed the application and raises no objections to the proposal. Supported without conditions.

Waste Services (Garbage)

Council's Waste Services Officer has reviewed the application and supports the proposal subject to conditions. (Refer Conditions 4.10; 6.2; 6.7; 6.9; 6.11-6.17).

Water and Sewer

Council's Water and Sewer Officer has reviewed the application and supports the proposal subject to conditions. (Refer Condition 2.5)

Tree Assessment Officer

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Council's Tree Assessment Officer has reviewed the application in relation to amended plans and supports the proposal subject to conditions requiring compliance with the retention of existing native trees and protection of their root zones. (Refer Conditions 3.11; 4.11 and 4.20)

Suitability of the Site for the Development

A review of Council's records has identified the following constraints:

- Bushfire: The site is identified as "bushfire prone land" on Council's bushfire maps. The proposal is accompanied by a Bushfire Assessment Report prepared by Clarke Dowdle & Associates dated November 2019. The proposed development was referred to the NSW Rural Fire Service for comment under Section 4.14 Environmental Planning and Assessment Act 1979.

The NSW Rural Fire Service has by correspondence dated 16 December 2019, advised that the Service has considered the information submitted and provides recommended conditions.

The comments of the NSW Rural Fire Service are noted and where applicable, have been included as suitable conditions of consent. **(Refer Condition 1.3)**

- Acid Sulfate Soils: This land has been identified as being affected by the Acid Sulfate Soils (class 4) and the matters contained in cl. 7.1 of Gosford Local Environmental Plan 2014 are relevant. In order to assess the risk of actual or potential acid sulfate soils being present at the subject site, **Condition 4.9** are recommended for imposition.

There are no constraints that would render the site unsuitable for the development of the site.

Ecologically Sustainable Principles

The proposal has been assessed having regard to ecologically sustainable development principles and is considered to be consistent with the principles.

The proposed development is considered to incorporate satisfactory stormwater, drainage and erosion control and the retention of vegetation where possible and is unlikely to have any significant adverse impacts on the environment and will not decrease environmental quality for future generations. The proposal does not result in the disturbance of any endangered flora or fauna habitats and is unlikely to significantly affect fluvial environments.

Climate Change

The potential impacts of climate change on the proposed development have been considered by Council as part of its assessment of the development application having regard to the former *Gosford City Council's Climate Change Policy* and the following policy commitment statement:

'Prepare, implement and review plans and strategies inclusive of consideration of risk from future sea level rise, and address the issue of, how to beneficially use coastal areas while recognising the long term need to protect, redesign, rebuild, elevate, relocate or retreat as sea levels rise.'

The potential impacts of climate change on the proposed development have been considered by Council as part of its assessment of the application.

This assessment has included consideration of such matters as potential rise in sea level; potential for more intense and/or frequent extreme weather conditions including storm events, bushfires, drought, flood and coastal erosion; as well as how the proposed development may cope, combat, withstand these potential impacts. The proposed development subject to conditions, is considered satisfactory in relation to climate change.

Other Matters for Consideration

Whether There is a Plan of Management Applicable to the Subject Land

The subject site (No 90 Osborne Avenue, Umina Beach, Lot 13 DP 863180) is classified as 'Operational Land' under the provisions of the *Local Government Act 1993*. Section 36 of the *Local Government Act 1993* that requires *Plans of Management* for Council does not apply to 'Operational Land' as defined within the Act.

As a result, there is no requirement from the *Local Government Act 1993* for the provision of a *Plan of Management* over the land.

Development Contributions

The proposed development is a development type that is not subject to section 7.11 development contributions under the Contribution Plan.

The site is subject to *Regional Section 7.12 Development Contributions Plan 2019*, however the development type, being public infrastructure, is exempt under the provisions of cl 1.5 of the plan. As such no development contributions are payable for the proposed development. Therefore, no contributions are applicable.

Water and Sewer Contributions

There are no water and sewer contributions applicable to the proposed development

The Public Interest

The approval of the application is in the public interest as it will provide for the future community infrastructure through the provision of this facility. The cumulative impact of a community organization to have a place to gather and interact within the locality is seen to be a benefit to the community as whole.

The public interest is best served by approval of the application.

Conclusion

The Development Application has been assessed against the heads of consideration of s4.15 of the *Environmental Planning & Assessment Act 1979* and all other relevant instruments and polices and, subject to the imposition of appropriate conditions of consent, the proposed development is not expected to have any adverse environmental, social or economic impacts.

Accordingly, it is recommended that development consent be granted to DA57593/2019.

Reasons for the Decision

The reasons for the decision as recommended under the assessment of this application are as follows:

1. The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
2. The proposal has been considered against the provisions of Gosford Local Environmental Plan 2014 and has been found to be satisfactory.
3. There are no significant issues or impacts identified with the proposal under s.4.15 of the *Environmental Planning and Assessment Act 1979*.

Attachments

- | | | |
|----------|--|-----------|
| 1 | DA57593-2019_Attachment 1_Draft Conditions of Consent_ Mens Shed Umina Beach | D14069816 |
| 2 | DA57593-2019 Amended Architectural Plans | D14069941 |

ATTACHMENT 1

DA57593/2019 – Community Facility Umina Men’s Shed

Description of Land - LOT: 13 DP: 863180, 90 Osborne Avenue UMINA BEACH

Draft Conditions of consent**1. PARAMETERS OF THIS CONSENT****1.1 Approved Plans and Supporting Documents**

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.

Architectural Plans by: Clarke Dowdle & Associates

Drawing	Description	Sheets	Issue	Date
DA-100	Site Plan	1	B	01/04/2020
DA-200	Floor Plan	1	B	01/04/2020
DA-300	Elevations	1	B	01/04/2020

Additional Plans by: Halcrow & Associate Engineers

Drawing	Description	Sheets	Issue	Date
DA-1	Stormwater Concept Plan	1	B	25/03/2020
DA-2	Erosion Control Plan	1	C	21/04/2020
DA-3	Erosion Control Notes & Details	1	B	21/04/2020

Supporting Documentation:

Title	Prepared by	Date
Bushfire Report	Clarke Dowdle & Associates	November 2019
Statement of Environmental Effects	Clarke Dowdle & Associates	November 2019
Water Cycle Management Plan	Halcrow & Associate Engineers	09/03/2020
Waste Management Plan	Clarke Dowdle & Associates	30/10/2019
CPTED Statement	Clarke Dowdle & Associates	01/04/2020

- 1.2** Carry out all building works in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2 as appropriate.
- 1.3** Comply with the General Terms of Approval from the Authorities as listed below and attached as Schedule of this Consent.

Government Agency / Department / Authority	Description	Ref No.	Date
NSW Rural Fire Services	Determination Letter	DA20191210001408	16/12/2019

1.4 Surrender of Consent

Surrender the development consent described below within ten (10) years of the date of commencement of this consent and in the manner prescribed by clause 97 of the Environmental Planning and Assessment Regulation 2000.

2. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1.** All conditions under this section must be met prior to the issue of any Construction Certificate.
- 2.2.** No activity is to be carried out on-site until the Construction Certificate has been issued, other than:
- a. Site investigation for the preparation of the construction, and / or
 - b. Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c. Demolition
- 2.3.** Submit amendments to the approved plans to the accredited Certifier pursuant to Clause 139 of the *Environmental Planning Regulation 2000* that must detail:
- a. Site Plan – accessible pedestrian entry;
 - b. Landscape Plan must:
 - Integrate, delineate and formalise building entry, pedestrian pathway and vehicle entry driveway area off Osborne Avenue with suitable small layered local plantings;
 - Provide additional suitable small and medium layered local planting to the full length of Osborne Avenue streetscape boundary and to the south-east boundary area at the end of the pedestrian/parking area; and
 - c. Fencing must not be more than 1.8m in height, be transparent and behind street frontage landscaping.
- 2.4** Prior to the issues of a Construction Certificate, a BCA compliance report from a suitably qualified consultant shall be prepared and submitted to the Accredited Certifier

demonstration that the development complies with the National Construction Code Series – Volume 1 Building Code of Australia Class 2 – 9 Buildings – 2016 (BCA).

- 2.5** Submit an application to Council under section 305 of the Water Management Act 2000 to obtain a section 307 Certificate of Compliance. The *Application for a 307 Certificate under section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov. Early application is recommended.

A section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

- 2.6** Obtain a Roads Act Works Approval by submitting an application to Council for a Section 138 Roads Act Works Approval for all works required within the road reserve. The application is to be lodged using a Subdivision Works Construction Certificate and other related Civil Works application form.

The application is to be accompanied by detailed design drawings, reports and other documentation prepared by a suitably experienced qualified professional in accordance with Council's Civil Works Specifications.

Fees, in accordance with Council's Fees and Charges, will be invoiced to the applicant following lodgement of the application. Fees must be paid prior to Council commencing assessment of the application. Design drawings, reports and documentation will be required to address the following works within the road reserve:

- a. Construction of an industrial/commercial vehicle access crossing that has a minimum width of 5.5 metres including construction of a heavy-duty gutter crossing and road pavement adjacent to the gutter crossing.
- b. Removal of all redundant vehicle gutter crossings / laybacks and replacement with kerb.
- c. Removal of all redundant vehicular access crossings. The road verge/footway formation is to be reinstated and stabilised with topsoil and turf from top of kerb to property boundary. Concrete path to be constructed if required.

The Section 138 Roads Act Works Approval must be issued by Council and all condition of that approval must be addressed prior to occupying and commencing any works in the road reserve.

- 2.7** Submit to Council a dilapidation report detailing the condition of all Council assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.

- 2.8** Submit to the Accredited Certifier responsible for issuing the construction certificate for works within the development site detailed design drawings and design reports for the following engineering works:
- a. Construction of driveways, ramps and car parking areas in accordance with the requirements of the current edition Australian Standard AS/NZS 2890: Parking Facilities and other applicable Australian Standards.
 - b. Construction of a stormwater detention system. Design in accordance with Chapter 6.7 Water Cycle Management of the Gosford Development Control Plan 2013 and Council's *Civil Works Specifications*. The stormwater detention system must limit post development peak flows from the proposed development to less than or equal to predevelopment peak flows for all storms events up to and including the 1% Annual Exceedance Probability (AEP) storm event. A runoff routing model/method must be used. An on-site stormwater detention report including an operation and maintenance plan must accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and / or secondary flow paths.
 - c. Construction of nutrient and pollution control measures. Design in accordance with Chapter 6.7 *Water Cycle Management* of the Gosford Development Control Plan. A nutrient and pollution control report including an operation and maintenance plan must accompany the design.
 - d. Construction of on-site stormwater retention measures. Design in accordance with Chapter 6.7 *Water Cycle Management* of the Gosford Development Control Plan 2013. A report detailing the method of stormwater harvesting, sizing of retention tanks for reuse on the site and an operation and maintenance plan must accompany the design.
 - e. Construction stormwater drainage collection and piping of all stormwater runoff from areas within the site via an on-site stormwater detention facility to Council's drainage system.

Detailed design drawings and design reports acceptable to the Accredited Certifier must be included in the Construction Certificate documentation.

- 2.9** Submit to the Accredited Certifier, responsible for issuing a construction certificate for works within the development properties, lighting design drawings approved by an accredited electrical designer for the car park and public places. The design must be prepared in accordance with the requirements of the current editions of Australian Standard AS/NZS 1158: *Lighting for roads and public spaces* and AS/NZS 4282: *Control of the obtrusive effects of outdoor lighting*. The design is to include the provision of current best practice energy efficient lighting.
- 2.10** The finished surface material, colours and texture of any building and/or hard paved areas must be non-glare. The details of the materials are to be submitted to and approved by Council prior to the issue of any Construction Certificate.

Note: The external surfaces of all structures shall be of materials and colour that have low reflective characteristics. The surfaces shall blend with the landscape of the site on which they are to be used, as well as the surrounding natural environment.

3. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1** All conditions under this section must be met prior to the commencement of any works.
- 3.2** Appoint a Principal Certifying Authority for the building work:
- a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - b) Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website www.centralcoast.nsw.gov.au
- 3.3** Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
- a) The name, address and telephone number of the principal certifying authority for the work; and
 - b) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - c) That unauthorised entry to the work site is prohibited.
 - d) Remove the sign when the work has been completed.
- 3.4** Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.centralcoast.nsw.gov.au.
- Contact Council prior to submitting these forms to confirm the relevant fees.
- This condition only applies if installation / alteration of plumbing and / or drainage works proposed (excludes stormwater drainage). This condition does not apply to swimming pool plumbing that does not physically connect / break into the sewer system.
- 3.5** Provide and maintain a garbage receptacle at the work site until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for food scraps and papers.
- 3.6** Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- a) Erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties; and

- b) Diverting uncontaminated run-off around cleared or disturbed areas; and
 - c) Preventing the tracking of sediment by vehicles onto roads; and
 - d) Stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.
- 3.7** Notify the intention to commence works by giving written notice to the owner of the adjoining property affected by the proposed excavation and/or structural protective works. The required notice must be accompanied by details of the proposed work at least seven (7) days prior to the commencement of proposed excavation and/or structural protection works.
- 3.8** A copy of the stamped approved plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifying Authority or an officer of the Council.
- 3.9** Erect a temporary hoarding or temporary construction site fence between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:
- a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
 - b) could cause damage to adjoining lands by falling objects, or
 - c) involve the enclosure of a public place or part of a public place.
- Note 1:** A structure on public land or on or over a public road requires the prior approval of the relevant authority under the *Local Government Act 1993* or the *Roads Act 1993*, respectively.
- Note 2:** The *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011* contain provisions relating to scaffolds, hoardings and other temporary structures.
- 3.10** Provide or make available toilet facilities at the work site before works begin and maintain the facilities until the works are completed at a ratio of one toilet plus one additional toilet for every twenty (20) persons employed at the site.
- Each toilet must:
- a. be a standard flushing toilet connected to a public sewer, or
 - b. have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - c. be a temporary chemical closet approved under the *Local Government Act 1993*.
- 3.11** Trees to be retained are to be protected by fencing and / or other accepted protection measures in accordance with Australian Standard AS 4970-2009: *Protection of Trees on Development Sites*. Tree protection measures are to be maintained for the duration of construction works.

- 3.12** Install a temporary fence around the endangered ecological community / threatened species / Vegetation Management Zone.

All fenced conservation areas are to be clearly marked as a "No Go Area" on the fencing itself. No clearing of vegetation, storage of vehicles or machinery, stockpiling, materials storage or unauthorised access is to occur within the fenced conservation area.

- 3.13** Prepare a Construction Traffic and Pedestrian Management Plan (CTPMP) for all activities related to works within the site. The plan must be prepared and implemented only by persons with Roads and Maritime Service accreditation for preparing and implementing traffic management plans at work sites.

The CTPMP must describe the proposed construction works, the traffic impacts on the local area and how these impacts will be addressed.

The CTPMP must address, but not be limited to, the following matters:

- Ingress and egress of construction related vehicles to the development site.

- Details of the various vehicle lengths that will be used during construction and the frequency of these movement.
- Use of swept path diagrams to demonstrate how heavy vehicles enter, circulate and exit the site or Works Zone in a forward direction.
- Deliveries to the site, including loading / unloading materials and requirements for work zones along the road frontage to the development site. A Plan is to be included that shows where vehicles stand to load and unload, where construction plant will stand, location of storage areas for equipment, materials and waste, locations of Work Zones (if required) and location of cranes (if required).
- Works Zones if heavy vehicles cannot enter or exit the site in a forward direction.
- Control of pedestrian and vehicular traffic where pre-construction routes are affected.
- Temporary Road Closures.

Where the plan identifies that the travel paths of pedestrians and vehicular traffic are proposed to be interrupted or diverted for any construction activity related to works inside the development site an application must be made to Council for a Road Occupancy Licence. Implementation of traffic management plans that address interruption or diversion of pedestrian and/or vehicular traffic must only take place following receipt of a Road Occupancy Licence from Council or the Roads and Maritime Service where on a classified road.

Where a dedicated delivery vehicle loading and unloading zone is required along the road frontage of the development site a Works Zone Application must be lodged and approved by Council. A minimum of 3 months is required to allow Traffic Committee endorsement and Council approval.

The Construction Traffic and Pedestrian Management Plan must be reviewed and updated during construction of the development to address any changing site conditions.

A copy of the Construction Traffic and Pedestrian Management Plan must be held on site at all times and be made available to Council upon request.

- 3.14** Notify the intention to commence works by giving written notice to the owner of the adjoining property affected by the proposed excavation and/or structural protective works. The required notice must be accompanied by details of the proposed work at least seven (7) days prior to the commencement of proposed excavation and/or structural protection works.

4. DURING WORKS

- 4.1** All conditions under this section must be met during works.

- 4.2** Carry out construction or demolition works during the construction phase of the development only between the hours as follows:

- 7:00am and 5:00pm Monday to Saturday

No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.

- 4.3** During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately in that area, and
- b) The Office of Environment & Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

- 4.4** Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.
- 4.5** Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.6** Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation / alteration of plumbing and / or drainage works proposed (excludes stormwater drainage).

- 4.7** Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the *Roads Act 1993*.
- 4.8** Connect downpipes and the associated stormwater disposal system to the site stormwater connection point immediately after the roof materials are positioned in order to prevent erosion of the site from roof water run-off. The Principal Certifying Authority for the development must not issue a mandatory critical stage Compliance Certificate for framing unless connection of the site stormwater (or temporary system) has occurred.
- 4.9** During the construction phase of the development, cease all excavation works if acid sulfate soils are identified until such time as details of mitigation and treatment measures are submitted to, and approved by, the Principal Certifying Authority.
- 4.10** Re-use, recycle or dispose of all building materials during the demolition and construction phase of the development in accordance with the Waste Management Plan signed by R. Sharma, dated 30 October 2019.
- 4.11** Undertake the removal of any tree located on Council managed land due to works approved by a Development Application at the full cost and responsibility of the developer using a Pre-qualified Tree Contractor. Contact Central Coast Council on 02 4325 8222 for the current list of relevant contractors.
- 4.12** Implement all erosion and sediment control measures and undertake works in accordance with the approved Erosion and Sediment Control Plan prepared by Halcrow & Associate Engineers dated 21 April 2020.
- 4.13** Maintain the temporary fence around the conservation area. The fence must be maintained for the duration of construction works.

4.14 Stockpiling

Stockpiling will be undertaken within the approved works foot print.

Stockpiling will not be undertaken in locations that impact on adjacent areas of retained native, vegetation.

Stockpiles are to be managed to suppress dust, prevent erosion and reduce the impact of sediment and other contaminants on the environment. This may require compaction and the installation of adequate sediment and erosion control measures around the stockpiles in accordance with the Blue Book and Best Practice Erosion and Sediment Control (IECA) guidelines.

No contaminated material is permitted to be stockpiled onsite.

4.15 Weeds and pathogens

Vehicles and other equipment to be used on site must be free of soil, seeds and plant material before entering/leaving the site to prevent the spread of exotic plant species and pathogens. Standard hygiene protocols will be used to clean tools and other equipment. All vehicles and machinery must be inspected prior to site entry and those failing inspection are to be sent away for cleaning. Appropriate records of inspections shall be maintained.

4.16 Arrange with the relevant service provider / Authority (eg. Ausgrid, Jemena, communications provider) for the supply of services concurrently with the engineering work approved by this consent. Arrangements must include, where required, any relocation of existing mains and services, and dedication of easements for mains and services.

4.17 Implement dust suppression measures on-site during bulk earthworks to suppress dust generated by vehicles and equipment. Dust must also be suppressed at all other stages of construction in order to comply with the *Protection of the Environment Operations Act 1997*.

4.18 Collect stormwater in appropriate tanks or pits and direct overflows to Council's stormwater system.

4.19 Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the *Roads Act 1993*.

4.20 All care is to be taken to avoid damage to tree roots.
Roots that cannot be avoided are to be cut (not ripped) with a sharp tool such as pruners or handsaw.
Seek Arboricultural advice before severing roots greater than 50mm diameter.

5. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

5.1 All conditions under this section must be met prior to the issue of any Occupation Certificate.

5.2 Submit a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation / alteration of plumbing and / or drainage works proposed (excludes stormwater drainage).

- 5.3** Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority. The Occupation Certificate application is to satisfy all of the requirements of the *Environmental Planning and Assessment Regulation 2000*.
- 5.4** Provide the Principal Certifying Authority with written certification from a qualified landscape designer certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.
- 5.5** Install lighting to Pedestrian Access in accordance with the requirements of Australian Standard 1158: *Lighting for roads and public spaces* and Australian Standard 2890.1.
- 5.6** Implement the following Crime Prevention through Environmental Design (CPTED) principles and strategies to minimise the opportunity for crime:
- provide adequate lighting to common areas as required under Australian Standard AS 1158: Lighting for roads and public spaces;
 - design of landscaping, adjacent to mailboxes and footpaths, must not provide concealment opportunities for criminal activity;
 - design the development to avoid foot holes or natural ladders so as to minimise unlawful access to the premises;
 - provide signage within the development to identify all facilities, entry / exit points and direct movement within the development; AND
 - install a system of Closed Circuit Television of a type and in locations on the site that will record high-quality images of all public areas within the site.
- 5.7** Complete construction of all works within the road reserve in accordance with the Roads Act Works Approval. Completion of works includes the submission and acceptance by Council of all work as executed drawings plus other construction compliance documentation and payment of a maintenance/defects bond to Council in accordance with Council's Fees and Charges.
- 5.8** Repair any damage to Council's infrastructure and road reserve as agreed with Council. Damage not shown in the dilapidation report submitted to Council before the development works had commenced will be assumed to have been caused by the development works unless the Developer can prove otherwise.
- 5.9** Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.
- 5.10** Amend the Deposited Plan (DP) for lot 13 DP 863180 to:
- Include an Instrument under the Conveyancing Act 1919 for the following restrictive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Wherever possible, the extent of land affected by these covenants must be defined by bearings and distances shown on the plan. The plan and instrument must:

- Create a 'Restriction on the use of Land' over all lots containing an on-site stormwater detention system and / or a nutrient / pollution facility restricting any alteration to such facility or the erection of any structure over the facility or the placement of any obstruction over the facility.
2. Include an instrument under the Conveyancing Act 1919 for the following positive covenants; with Council having the benefit of these covenants and having sole authority to release and modify. Covenant(s) required:
- a. To ensure on any lot containing on-site stormwater detention system and / or a nutrient / pollution facility that:
 - i. the facility will remain in place and fully operational.
 - ii. the facility is maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner.
 - iii. Council's officers are permitted to enter the land to inspect and repair the facility at the owner's cost.
 - iv. Council is indemnified against all claims of compensation caused by the facility.

Note: Standard wording, acceptable to Council, for covenants can be obtained by contacting Council Subdivision Certificate Officer.

Submit to the Principal Certifying Authority copies of registered title documents showing the restrictive and positive covenants.

6. ONGOING OPERATION

- 6.1** Load and unload delivery vehicles wholly within the site. Delivery vehicles must enter and exit the site in a forward direction.
- 6.2** Ensure the garbage / recycling bins do not encroach on the car parking or vehicle manoeuvring areas.
- 6.3** Do not, park, store or otherwise stand vehicles in a public street that are awaiting repair, under repair or awaiting delivery.
- 6.4** Do not store goods, equipment, packaging material or machinery exposed outside the building so as to be visible from any public road or thoroughfare.
- 6.5** Erect and maintain screen fencing with a minimum height of 2.5 metres around all storage areas. Goods must not be stored or stacked so as to exceed the height of the fence.
- 6.6** Operate and maintain all external lighting so as not to impact on any adjoining property.
- 6.7** No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.8** Implement dust control measures to ensure airborne dust particulates are abated and airborne movement of sediment blown from exposed disturbed areas is contained within the site.

- 6.9** Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.10** Transport all waste generated on the premises to a facility which is licensed to receive that material.
- 6.11** No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.12** Comply with all commitments as detailed in the Waste Management Plan signed by R. Sharma, dated 30 October 2019.
- 6.13** Do not place or store waste material, waste product or waste packaging outside the approved waste storage enclosure.
- 6.14** Comply with waste commitments detailed in the SEE by Clarke Dowdle & Associates dated November 2019.
- 6.15** Place the mobile garbage/recycling/green waste containers at a suitable location at the kerbside at the front of the property in Osborne Avenue no earlier than the evening prior to the collection day. The caretaker and/or Men's Shed facility manager is responsible for the placement and return of the mobile waste containers.
- 6.16** On-going use mixed and recyclables waste MGB's to be stored out of view from adjoining premises and public view at all times.
- 6.17** Waste material generated by the activities at the development that are inappropriate for disposal in MGB's for Council kerbside collection to be stored internally prior to disposal to landfill.
- 6.18** In the event that Council receives two written reports of a noise nuisance prepare an operational noise management plan. The document title, site address, author, date and revision number must be identified, and the final version must be signed by management. The plan is to identify all potential sources of noise, identify all potentially impacted residential neighbours and provide details of administrative and operational noise mitigation measures. The plan is to discuss the use of power tools and include a complaints policy. The complaints policy is to include the contact telephone number of the manager that will be provided to immediate neighbours, so they can report noise concerns during the sites operations. Procedures for resolving noise complaints must also be included.
- 6.19** Hours of operation are restricted to the following times:
Monday to Friday: 9:00am to 3:30pm.
Saturday, Sunday (and Public Holidays): Closed
- 6.20** Use external lighting that minimises overspill into retained vegetated areas.

- 6.21** Maintain all works associated with the approved Landscape Plans for a period of twelve (12) months from the date of the issue of any Occupation Certificate to ensure the survival and establishment of the landscaping.
- 6.22** Replace all damaged, dead or missing areas of lawn and plantings at the completion of the landscaping maintenance period, including adjoining road reserve areas that are in a state of decline, to a healthy and vigorous condition in accordance with the approved detailed Landscape Plans and Development Consent Conditions.
- 6.23** Maintain all perimeter fencing for the life of the development.
- 6.24** Maintain the site landscaping for the life of the development.

7. PENALTIES

- 7.1** Failure to comply with this development consent and any condition of this consent may be a criminal offence. Failure to comply with other environmental laws may also be a criminal offence.

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

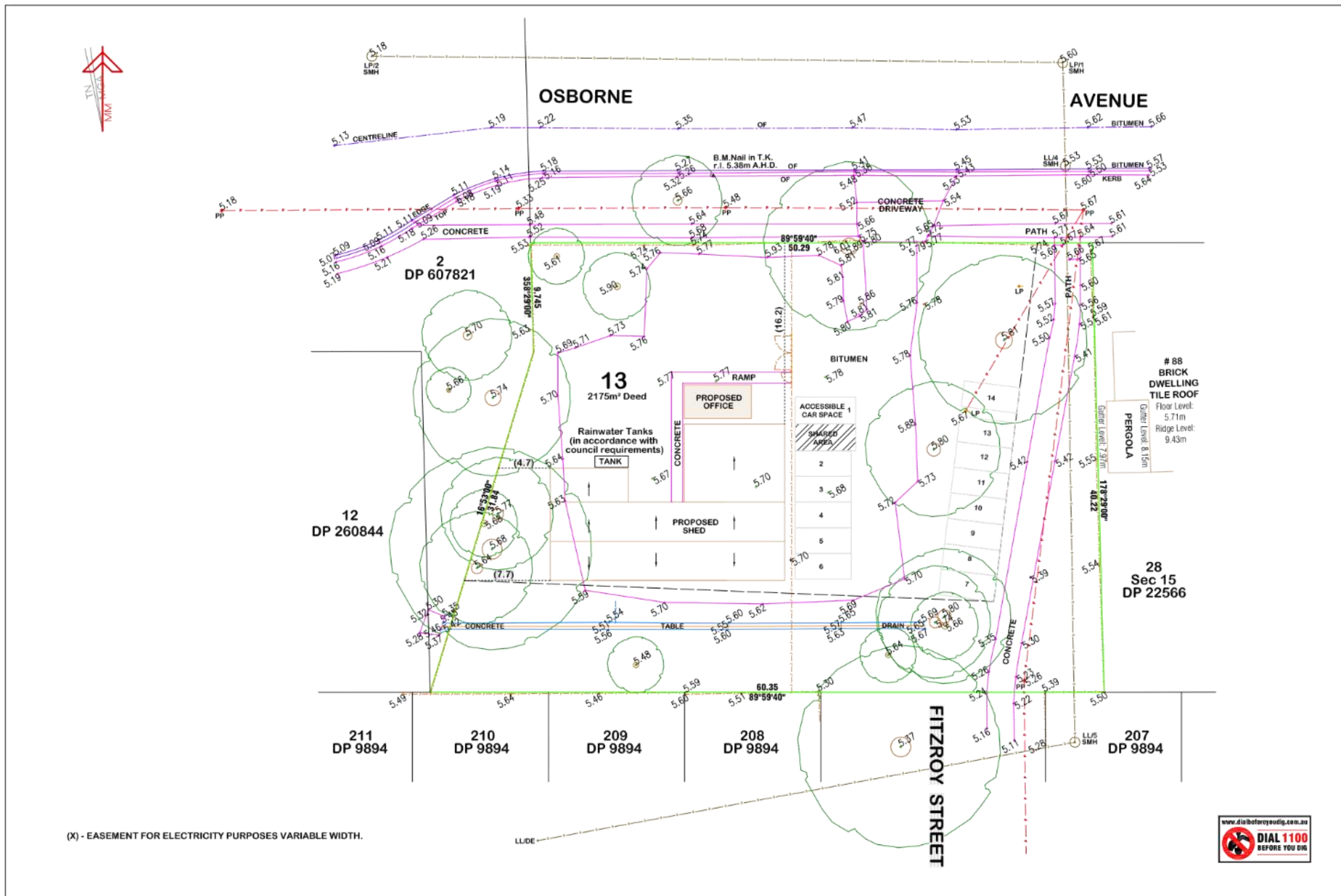
Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- No native tree removal has been approved as part of this Development Application. The native trees within the property represent a degraded form of the Endangered Ecological Community, *Umina Coastal Sandplain Woodland in the Sydney Basin Bioregion* and are to be retained.
- Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.
- The following public authorities may have separate requirements in the following aspects:
 - a) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - b) Jemena Asset Management for any change or alteration to the gas line infrastructure

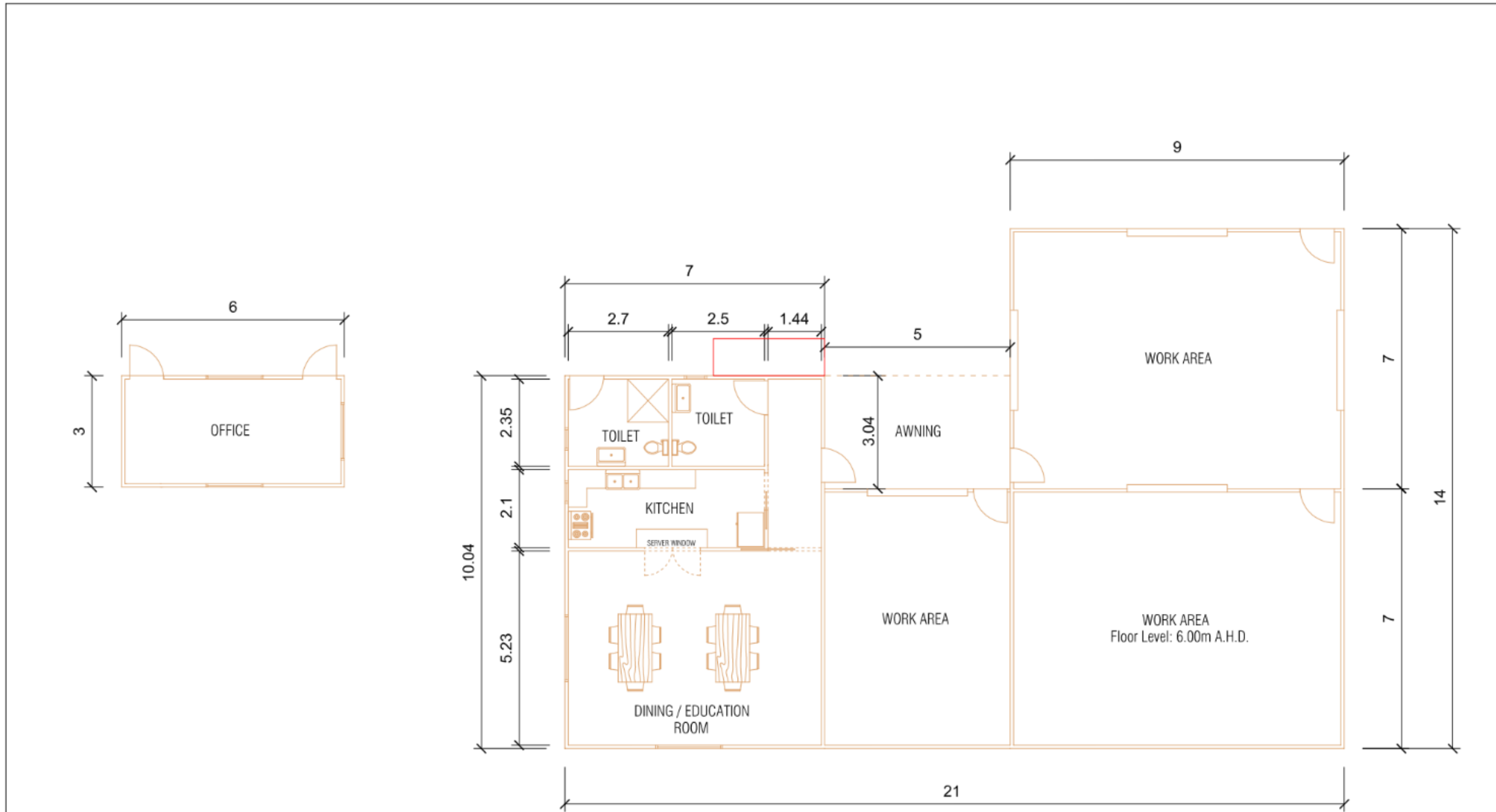
- c) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - d) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - e) Central Coast Council in respect to the location of water, sewerage and drainage services.
- Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
 - Dial Before You Dig
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
 - Telecommunications Act 1997 (Commonwealth)
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
 - Install and maintain backflow prevention device(s) in accordance with Council's *WS4.0 Backflow Prevention Containment Policy*. This policy can be found on Council's website at: www.centralcoast.nsw.gov.au
 - The inspection fee for works associated with approvals under the *Roads Act 1993* is calculated in accordance with Council's current fees and charges policy.
 - Payment of a maintenance bond may be required for civil engineering works associated with this development. This fee is calculated in accordance with Council's fees and charges.



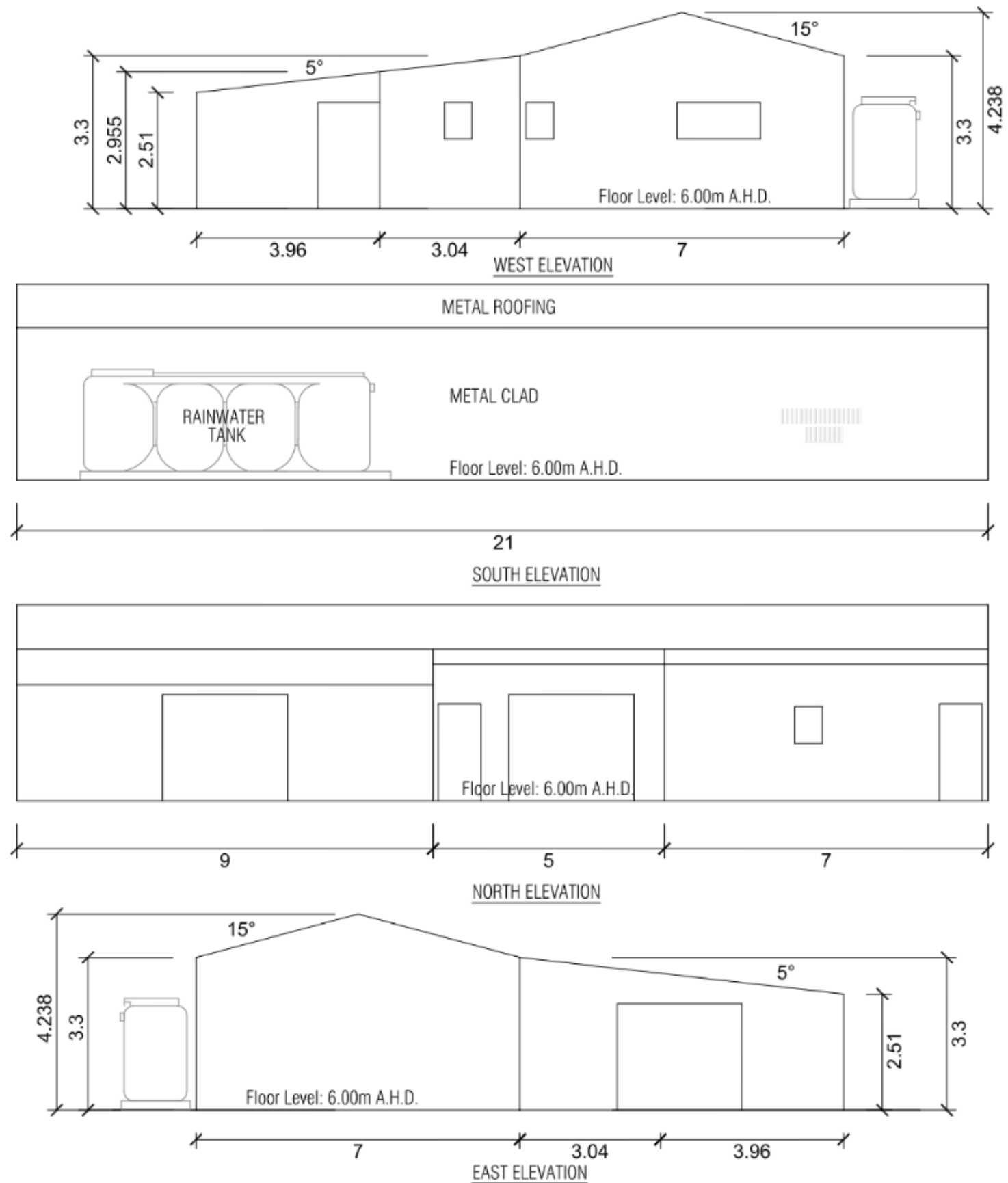
(X) - EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH.



<p>Origin of Levels: PM 12500 Rd. Location: Cnr Fitzroy St & Brisbane ave, Umina Beach. R.L.: 5.457m A.H.D.</p>	revision	description	date	client	<p>Clarke Dowdle & Associates Development Consultants surveyors - planners - ecologists - bushfire consultants #1 OSCAR STREET UMINA BEACH NSW 2287 ph (02) 43443553 fax (02) 43446636 email admin@dcdsurvey.com.au Po Box 3122 Umina NSW 2287</p>	project	scale	datum	<p>all dimensions are in metres unless otherwise shown. check and confirm all areas & dimensions on site prior to the commencement of any work. do not scale from face of plan. arbitrary boundary location has been undertaken only. if any construction is planned on or close to the boundaries further survey work will be required. a complete investigation of services has not been undertaken for this tenure. services shown herein have been located by visible features only. true north & height dimensions are approximate only. true heights are approximate only but have been down to scale. vertical gutter levels displayed on buildings are approximate only. existing ground utility markers locations are provided by Council diagrams & are approximate locations only.</p>
	0	DA-100	01/04/2020	UMINA BEACH MEN'S SHED INC		#90 OSBORNE AVENUE, UMINA BEACH.	1:300	A.H.D.	
<p>These Drawings are for the express use of the intended recipient only. These drawings are not to be used / copied or forwarded to any unauthorised parties in part or whole without the express permission of Clarke Dowdle & Associates. Copyright and rights of use remain the property of Clarke Dowdle & Associates.</p>	approved:	designed:	drawn:	checked:	<p>A.W.C.</p>	details:	date:	sheet:	
		R.G.			<p>R.G.</p>	Lot 13 in DP 863180	03/07/19	1 of 3	
	Registered Surveyor	surveyed:			E.A.	SITE PLAN			
							CENTRAL COAST		
							PATONGA		
							NORTHUMBERLAND		



Origin of Levels : Location : R.L. :	revision: 0 description: DA-200 date: 01/04/2020	client: UMINA BEACH MEN'S SHED INC	Development Consultants surveyors - planners - ecologists - bushfire consultants #1 OSCAR STREET UMINA BEACH NSW 2257 ph (02)43443553 fax (02)43446636 email admin@dcdsurveys.com.au Po Box 3122 Umina NSW 2257	project: #90 OSBORNE AVENUE, UMINA BEACH.	scale: 1:100 datum: A.H.D.	all dimensions are in metres unless otherwise shown. check and confirm all areas & dimensions on site prior to the commencement of any works. do not scale from face of plan. preliminary boundary location has been undertaken only. if any construction is planned on or close to the boundaries further survey work will be required. a complete investigation of services has not been undertaken for this survey. services shown herein have been located by visible features only. size, level & height dimensions are approximate only. these plans are approximate only but have been drawn to scale. vertical datum levels displayed on buildings are approximate only. surrounding utility mains (water, gas, sewer, stormwater) are shown in general locations only.
	approved: _____ registered surveyor: _____	assessed: A.W.C. dated: R.G. surveyed: E.A.		details: Lot 13 in DP 863180	contour interval: N/A job date: 03/07/19 number in set: 2 of 3 LGA: CENTRAL COAST Parish: PATONGA County: NORTHUMBERLAND	



	Origin of Levels :	revision	description	date	client		project #90 OSBORNE AVENUE, UMINA BEACH.	scale 1:100	datum A.H.D.	all dimensions are in metres unless otherwise shown. check and confirm all areas & dimensions on site prior to the commencement of any works. do not scale from face of plan. preliminary boundary location has been undertaken only. if any construction is planned on or close to the boundaries further survey work will be required. a complete investigation of services has not been undertaken for this survey. services shown herein have been located by visible features only. size, level & height dimensions are approximate only. these plans are approximate only and have been drawn to scale. vertical gutter levels displayed on buildings are approximate only. sounding and utility marks (where shown) are provided by Council diagrams & are approximate only.
	Location :	0	DA-200	01/04/2020	UMINA BEACH MEN'S SHED INC					
These Drawings are for the express use of the intended recipient only. These drawings are not to be used / copied or forwarded to any unauthorised parties in part or whole without the express permission of Clarke Dowdle & Associates. Copyright and rights of use remain the property of Clarke Dowdle & Associates.					approved: A.W.C. drawn: R.G. surveyed: E.A.	project #90 OSBORNE AVENUE, UMINA BEACH.	scale 1:100	datum A.H.D.	all dimensions are in metres unless otherwise shown. check and confirm all areas & dimensions on site prior to the commencement of any works. do not scale from face of plan. preliminary boundary location has been undertaken only. if any construction is planned on or close to the boundaries further survey work will be required. a complete investigation of services has not been undertaken for this survey. services shown herein have been located by visible features only. size, level & height dimensions are approximate only. these plans are approximate only and have been drawn to scale. vertical gutter levels displayed on buildings are approximate only. sounding and utility marks (where shown) are provided by Council diagrams & are approximate only.	

Item No: 3.2
Title: DA 57206/2019 - 86A Copacabana Drive,
Copacabana - Copacabana Community Men's
Shed

Department: Environment and Planning

6 August 2020 Local Planning Panel Meeting

Reference: F2020/00812 - D14090665
Author: Chris Ross, Senior Development Planner
Manager: Ailsa Prendergast, Section Manager, Development Assessment South
Approver: Andrew Roach, Unit Manager, Development Assessment

Summary

An application has been received for the construction of a **Community Facility**, which is to be used as a Men's Shed on land at 86A Copacabana Drive, Copacabana. The land is Council owned and currently contains a 56-space public car park, a skate park and the Copacabana Rural Fire Service station. The application was lodged on 17 September 2019.

The application has been examined having regard to the matters for consideration detailed in section 4.15 of the Environmental Planning and Assessment Act and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

The development application has been referred to the Local Planning Panel because the land is Council owned, and as a result of the number of unique submissions received during the notification period. The application received 15 submissions objecting to the proposal.

Applicant	Copacabana Community Men's Shed Incorporated
Owner	Central Coast Council
Application No	DA58428/2019
Description of Land	Lot 180 DP 500492, 86A Copacabana Drive, COPACABANA
Proposed Development	Community Facility – Copacabana Men's Shed
Site Area	12,670m ²
Zoning	RE1 Public Recreation
Existing Use	Public recreation – Skate Park, Public Car Park, NSW Rural Fire Services station.
Employment Generation	No
Estimated Value	\$125,000

Recommendation

- 1 ***That Central Coast Local Planning Panel grant consent subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues.***

- 2 ***That Council advise those who made written submissions of the Panel's decision.***

Precis:

Proposed Development	Construction of a Community Facility , which is to be used as a Men's Shed incorporating a ground level workshop area, social area, kitchen, and bathroom, and a first-floor (mezzanine) storage area.
Permissibility and Zoning	The site is zoned <i>RE1 Public Recreation</i> under Gosford Local Environmental Plan 2014 (GLEP 2014). The proposed development is defined as a 'Community Facility' which is permissible in the zone with consent of Council.
Relevant Legislation	<ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979 – s. 4.15 (EP&A Act)</i> • <i>State Environmental Planning Policy (Coastal Management) 2018</i> • <i>State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)</i> • <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i> • <i>Draft Central Coast Local Environmental Plan 2018 (Draft CCLEP 2018)</i> • <i>Gosford Development Control Plan 2013 (GDGP 2013)</i> • <i>Central Coast Regional Plan 2036 (CCRP 2036)</i>
Current Use	The site currently contains a skate park and the Copacabana Rural Fire Service station.
Integrated Development	No
Submissions	15 submissions were received in response to the notification of the application.

The Site

The site is known as Lot 180 DP 500492, (86A Copacabana Drive, Copacabana, refer Figure 1).

The subject land is located on the eastern side of Copacabana Drive, with access gained from Del Monte Place to a public carpark on the site, with 56 car parking spaces. There is a second access from Del Rio Avenue providing vehicular access to the Copacabana Rural Fire Station

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and also provides access via a right of carriageway to a number of residential dwellings located on the steeper portion of Copacabana Drive. (refer Figure 1)



Figure 1 - Aerial photograph of the site, (in blue)

The site is irregular in shape, with:

- A north-western frontage of 86.7m to adjoining residential properties,
- A southern/south-eastern frontage of 79.46m to Del Rio Drive and Del Monte Place.
- A south-western boundary of 87.82m to Pampas Avenue, and
- A north-eastern western boundary of 59.61m to Copacabana Drive.

The site currently contains the Copacabana Skate Park, a 56-space public car park, and the Copacabana Rural Fire Service station.

Surrounding development consists of:

- Residential dwellings adjoining the site to the north-west of the site,

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- Del Monte Place to the south-east, with the Copacabana Surf Club and Copacabana Beach on the southern side of Del Monte Place
- The Copacabana shopping precinct and a playground across Pampas Avenue to the south-west, and
- Residential dwellings located across Copacabana Drive to the north-west. These residences area located on lots situated significantly higher than the subject site.

Current Zoning

The subject site is zoned *RE1 Public Recreation* under *Gosford Local Environmental Plan 2014* (GLEP 2014), (refer to Figure 2).

The proposed development is defined as a '*Community Facility*' which is permissible in the zone with consent of Council, as detailed further within this report. Adjoining and adjacent land to the north, north-east and north-west is zoned *R2 Low Density Residential*, land to the south-east and a portion to the southwest is zoned *B1Neighbourhood Centre*.

Land to the south (opposite side of Del Monte Place) is also zoned *RE1 Public Recreation*, as is a small portion of land to the west (opposite side of Pampas Avenue).



Figure 2 - Zoning of the site, (in green showing RE1 Public Recreation, the entire site)

Site History

Council's records show the following previous applications:

- DA33163/2007 Development Application – NSW RFS Fire Station.
- Assessment under Part 5 of the *Environmental Planning & Assessment Act 1979* for the construction of the skatepark and landscaping (Ref 27/2011)

No other applications of relevance are contained in Council records.

The Proposed Development

The proposal seeks approval for the construction of a part one, part two storey shed which is to be used as a 'Men's Shed', incorporating a ground level workshop area, social area, kitchen, and bathroom, and a first-floor mezzanine storage area (refer Figures 3 – 6). Access

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to the shed is to be gained from either a pedestrian pathway from the existing public carpark on site, or from the existing driveway. Deliveries and disabled parking are to be from the existing driveway.

The Men's Shed will cater for a maximum of 75 memberships, though not all would be on site at the same time. The 50m² social area will be capable of supporting a maximum capacity of no more than 50 people at one time, and is located within the south eastern corner of the proposed building, being the farthest point from any residential properties.

The proposed hours of operation for the Men's Shed will be limited to the hours of:

- 8.30am to 03.30pm Monday to Friday men's shed/workshop (No tools to be used on weekends or out of hours).
- 8.30am to 10.00pm Monday to Saturday Social area
- 9.00am to 08.00pm Sunday Social area

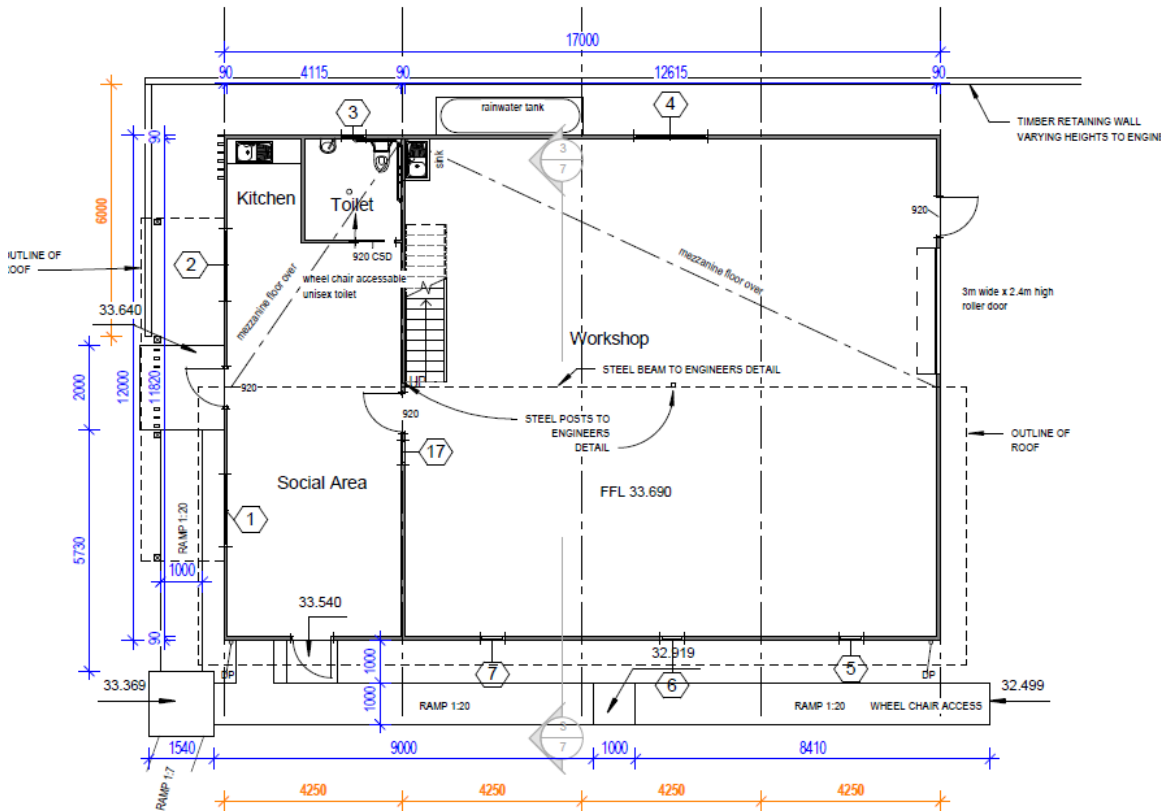


Figure 3 – Proposed ground floor plan

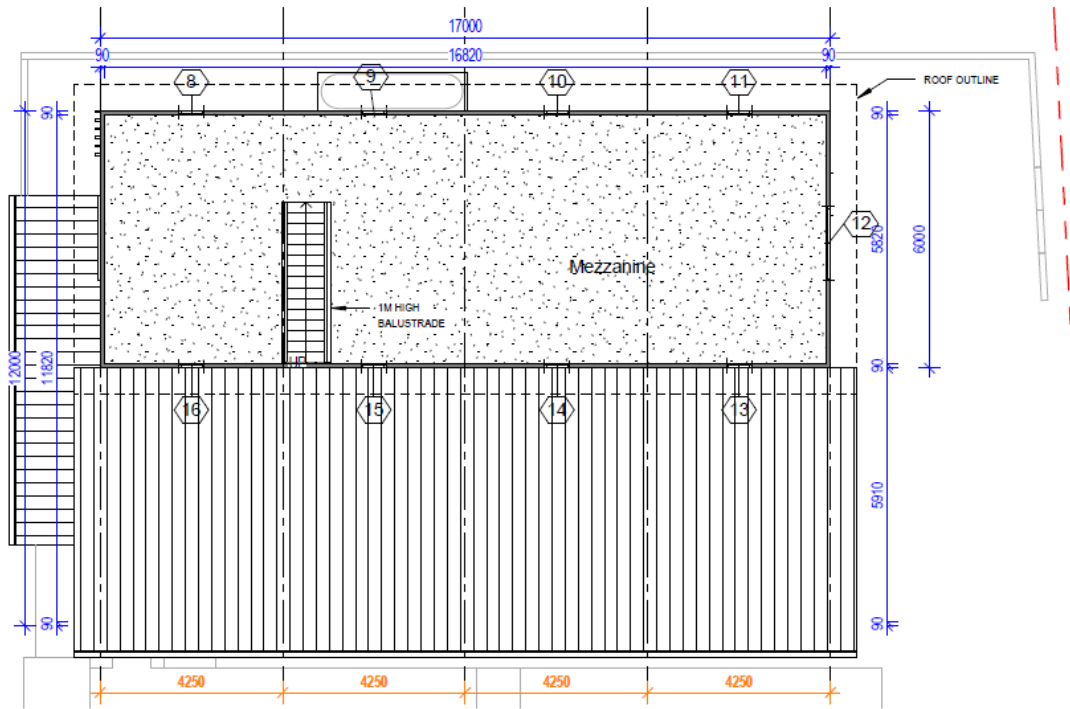
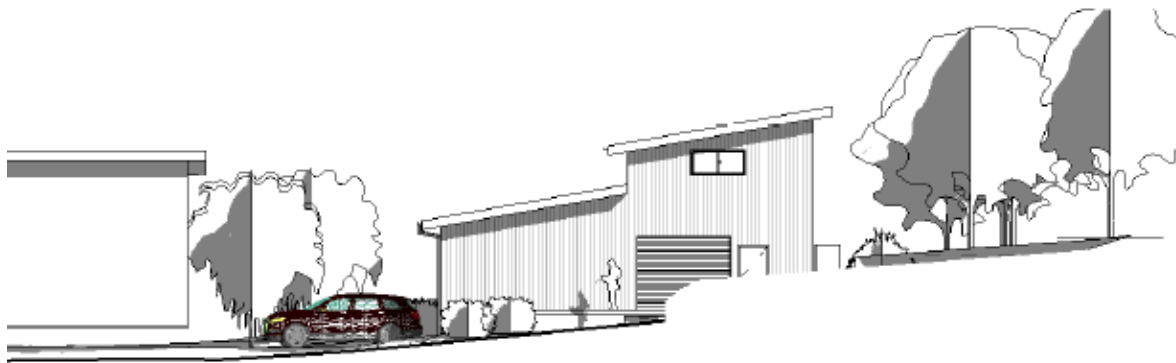


Figure 4 – Proposed mezzanine plan



MENS SHED

Figure 5 – Proposed northern elevation

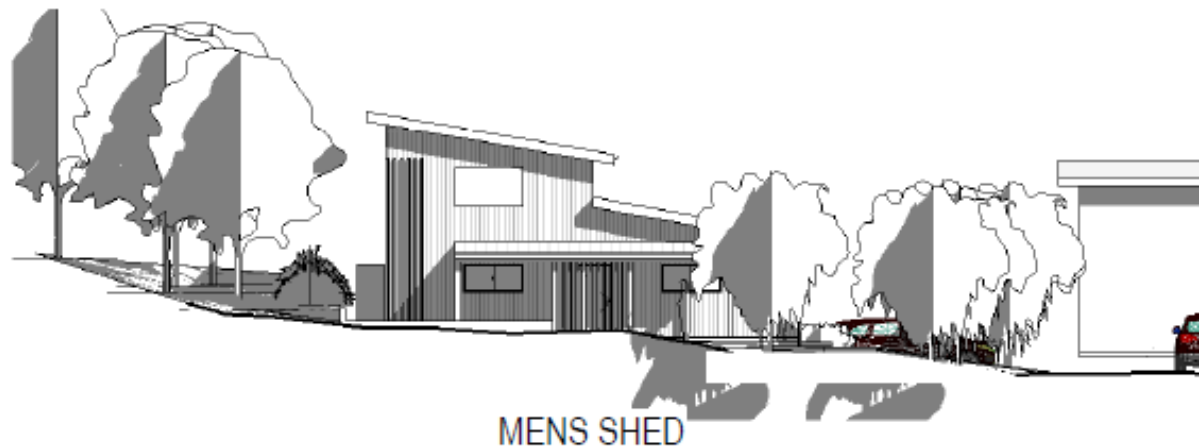


Figure 6– Proposed southern elevation

Assessment:

Having regard to the matters for consideration detailed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements, the assessment has identified the following key issues, which are elaborated upon for the information of the Panel.

Central Coast Regional Plan 2036

The subject site is included in the Central Coast Regional Plan 2036 as an 'urban area'. (refer to Figure 7).

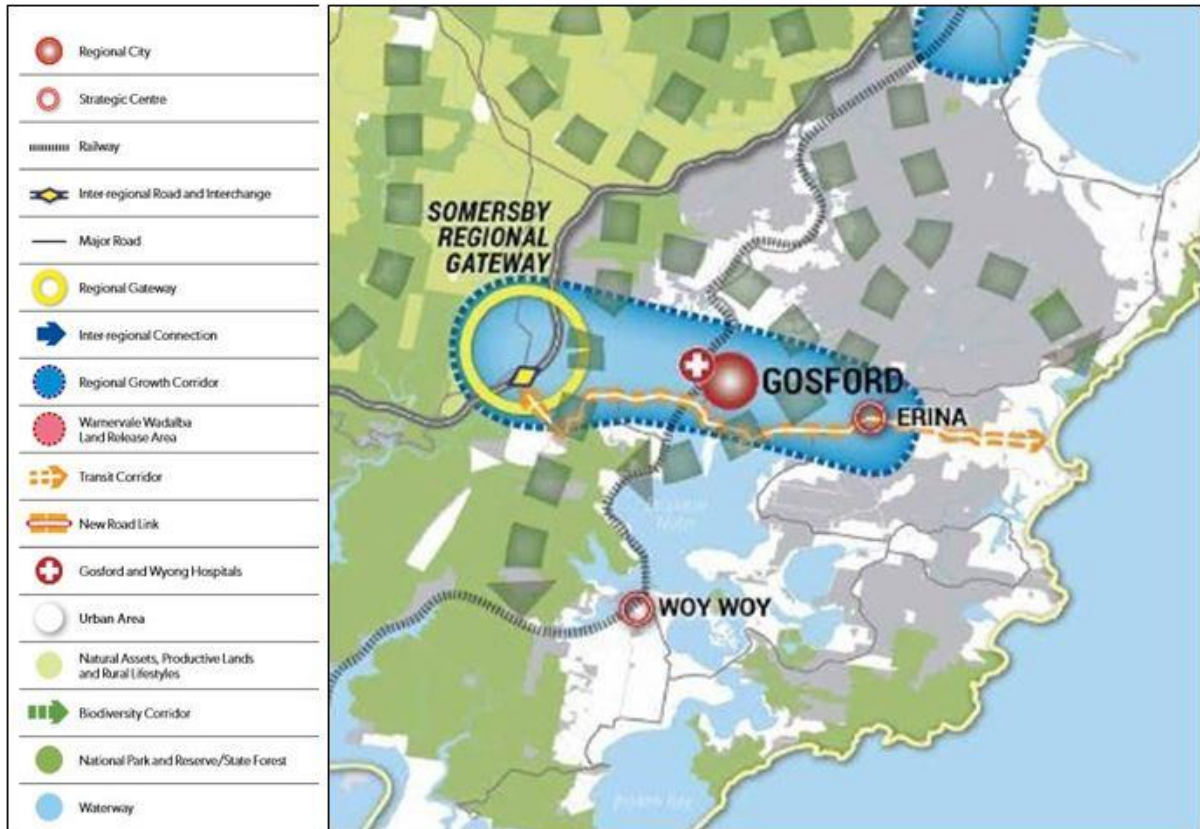


Figure 7 - Central Coast Regional Plan 2036

The proposed development is consistent with all relevant Directions under the *Central Coast Regional Plan 2036*, with the community facilities of the locality being increased as a result of the development. The development is generally consistent with the village centre locality, provides for additional social and community connections, and will not adversely impact residential amenity nor create additional demands upon public infrastructure.

Central Coast Council's Community Strategic Plan 2018-2028 'One - Central Coast'

Central Coast Council's Community Strategic Plan 2018-2028 'One - Central Coast' is a 10-year plan developed by Council through engagement with the community to help set the strategies and activities that best achieve the community's desired outcomes for the future.

The proposed development is consistent with the relevant objectives in 'One- Central Coast' as once completed the community facility will provide a physical space for a specific sector of the community (elderly males and females) to connect. The development will contribute to the provision of sustainable community infrastructure that will help meet the diverse and changing needs of the Copacabana neighborhood.

State Environmental Planning Policy (Coastal Management) 2018 (SEPP Coastal Management)

The provisions of *State Environmental Planning Policy (Coastal Management) 2018* require Council consider the aims and objectives of the SEPP when determining an application within the Coastal Management Area. The Coastal Management Area is an area defined on maps issued by the NSW Department of Planning Industry & Environment and the subject property falls within this zone (see figure 8).

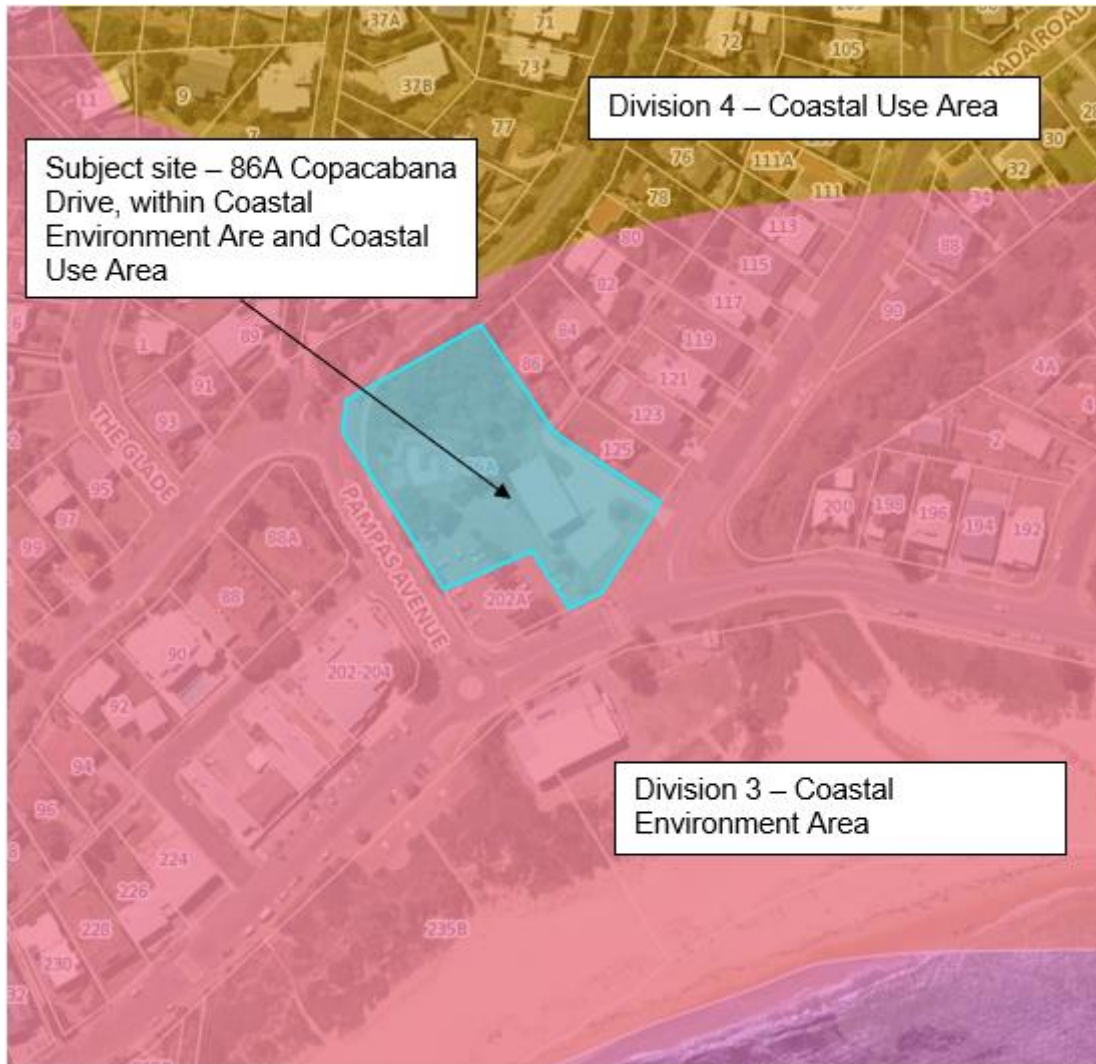


Figure 8 – Coastal Management Area

Division 3 'Coastal environment area' of State Environmental Planning Policy (Coastal Management) 2018 states:

'13 Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered

whether the proposed development is likely to cause an adverse impact on the following:

- (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- (b) coastal environmental values and natural coastal processes,*
- (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (f) Aboriginal cultural heritage, practices and places,*
- (g) the use of the surf zone.*

2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.'

Assessment: The proposed development does not cause an adverse impact on the matters required to be considered under Clause 13 (1) (a) – (g) or Clause 13 (2) (a) – (c) of *SEPP (Coastal Management) 2018*, as follows:

- The proposed development has no adverse impact on the integrity or resilience of the biophysical, hydrological or ecological environment.
- The proposed development has no adverse impact upon coastal environmental values or natural coastal processes.
- The proposed development has no adverse impact on the water quality of the marine estate.
- The proposed development has no adverse impact on marine vegetation; native vegetation/fauna and their habitats; undeveloped headlands; or rock platforms.

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- The proposed development has no adverse impact on the public amenity of any existing public open space or public access to the coastal foreshore.
- The proposed development has no adverse impact on any known Aboriginal cultural heritage, practices or places.
- The proposed development is far removed from the "surf zone" and does not adversely impact its use by the public.
- Drainage, nutrient and erosion control measures will be installed to protect the adjoining reserve and water way.

Division 4 'Coastal use area' of State Environmental Planning Policy (Coastal Management) 2018 states:

'14 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

(a) has considered whether the proposed development is likely to cause an adverse impact on the following—

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
- (iv) Aboriginal cultural heritage, practices and places,*
- (v) cultural and built environment heritage, and*

(b) is satisfied that—

- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

(2) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of [Sydney Regional Environmental Plan \(Sydney Harbour Catchment\) 2005](#).

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Assessment: The proposed development does not cause adverse impact on the matters required to be considered under Clause 14 (1) (a) – (b) or clause 2 of *SEPP (Coastal Management) 2018*, as follows:

- The proposed development will not cause an adverse impact to access along the foreshore and public reserve;
- The proposed development will not cause overshadowing, wind funneling or loss of view from a public place;
- The proposal has been designed and located to minimize visual amenity and scenic qualities to the most maximum extent possible; and
- The proposal will not cause an adverse impact to and known Aboriginal cultural heritage or cultural and built environment heritage

The following provisions of Division 5 of *SEPP (Coastal Management) 2018* apply to the consent authority's consideration of a development application on the subject land:

'15 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.'

And:

'16 Development in coastal zone generally—coastal management programs to be considered

Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.'

Assessment: Due to its location which is 110m from the foreshore, the subject land is not subject to increased risk of coastal hazards and is not subject to any certified coastal management program. The proposed development will not therefore cause increased risk of coastal erosion.

The relevant matters have been considered in the assessment of this application. The application is considered consistent with the stated aims and objectives.

State Environmental Planning Policy No 55 – Remediation of Land

The provisions of this *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55) apply to the site.

The site has a history of being utilised as a public carpark and a fire station, both in the footprint they are found now, with the remainder of the site being undeveloped and not listed as contaminated. Contamination is therefore not likely to be present. In accordance with cl. 7(2) of the SEPP, no further consideration is required in this regard.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) regulates the clearing of native vegetation on urban land and land zoned for environmental conservation /management that does not require development consent and applies to the Sydney and Newcastle metropolitan areas. The aims of the policy are (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

Council will continue to regulate the clearing of vegetation (including native vegetation) below the Biodiversity Offset Scheme (BOS) thresholds through the DCP.

As such, the application has been referred to Council's Tree Officer, who provided the following comments:

- a. The site Trees shown for removal consist of two Coastal Banksia, a dead Banksia and an exotic to 10m high. The two surviving Banksia's were noted to be of poor vigour with thin crowns. Two (2) Tuckeroo trees shown to be retained near the access ramp will require the majority of their canopies removed due to overhanging the building footprint. Those trees should also be shown for removal.

Opportunities exist for tree replacement around the building with at least five (5) native trees such as Tuckeroo and Coastal Banksia.

The approval of the subject development will not be contrary to the aims of the SEPP, and through conditions will result in the planting of an equivalent number of trees to those lost as a result of the development, a number of which were of poor health, (refer Condition **C2.3(b)**).

Gosford Local Environmental Plan 2014 (GLEP 2014) - Zoning and Permissibility

The subject site is zoned *RE1 Public Recreation* under GLEP 2014. The proposed development is defined as a '*Community Facility*'.

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The use is defined under the Gosford LEP 2014 as:

'community facility' means a building or place—
(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Development for the purposes of 'Community Facility', 'is permissible in the RE1 Public Recreation zone with development consent.

Gosford Local Environmental Plan 2014 - Zone Objectives

The following represents the consideration of the proposed development with regard to the objectives of the control in accordance with the Clause 2.3(2) of Gosford LEP 2014.

- *To enable land to be used for public open space or recreational purposes.*

The proposed development of the Men's Shed would allow for the continued use of most of the site for public open space and recreation purposes, whilst simultaneously allowing for the active recreational needs of the members of the Men's Shed to be accommodated in a location that is central to the Copacabana town centre, and offers passive surveillance over, and from, the skate park. The development is considered to enhance the ability for the subject land to cater for the recreational needs of Copacabana residents.

- *To provide a range of recreational settings and activities and compatible land uses.*

Further to the comments above, the location and design of the proposed Men's Shed will allow a wider cross section of the local population to engage in recreational activities on the subject land. The land is generally developed as a public car park, skate park, or the NSW RFS Copacabana station on most of the flat portions of the site, with the remaining open space generally steep and uninviting for use by those less mobile.

The Men's Shed proposed includes a social area on the ground floor that could be used by other community groups as a meeting area and to conduct activities that residents may have previously had to leave the area to be part of. In addition, the siting of the shed, and the proposed built form of the shed are such that the impacts to adjoining residential dwellings are limited, with no solar, view, or privacy loss resulting from the building.

The development is therefore considered to offer a suitable setting for recreational activities of the community to be undertaken.

- *To protect and enhance the natural environment for recreational purposes.*

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The location proposed for the development is not currently a desirable area for congregation and recreation and offers no passive or active recreational uses that are not already found within the subject site. In terms of impacts on the natural environment, the development would require the removal of 6 trees, 5 of which are natives, however Council's Tree Assessment Officer has recommended the replacement of these trees with 5 native trees in the area around the building.

The siting of the development and landscaping that will be conditioned as part of a consent are considered to enhance the existing environment for recreational purposes.

- *To identify areas suitable for development for recreation, leisure and cultural purposes.*

The location proposed for the development has been carefully selected so as to ensure remaining open space areas of the subject site are maintained for recreation and leisure activities.

- *To ensure that development is compatible with the desired future character of the zone.*

The development site sits within the *Mainstreet Centre* character area of Copacabana as defined within Chapter 2.1 of GDCP 2013.

The proposed development has been assessed against the appropriate character statement and is found to not be in contravention to the desired future character of the area. The proposed development would promote high levels of on street activity, and is located on site in a manner that ensures the building would not dominate the low-scale residential surroundings, and does not disrupt the established main-street development patterns of this traditional strip-shopping village.

The development is not considered to be contrary to this objective.

Gosford Local Environmental Plan 2014 - Development Standards

An assessment of the proposed development against the relevant development standards is detailed below.

Gosford Local Environmental Plan 2014 – Clause 4.3 Height of Buildings

The provisions of cl. 4.3 (Height of Buildings) within GLEP 2014 establish a maximum height limit for buildings. The land is not mapped as having a maximum Height of Building.

Gosford Local Environmental Plan 2014 – Clause 4.4 Floor Space Ratio

The provisions of cl. 4.4 (Floor Space Ratio) within GLEP 2014 establish a maximum floor space ratio for buildings. The land is not mapped as having a maximum floor space ratio.

Gosford Local Environmental Plan 2014 – 5.3 Development near zone boundaries

The proposed development site is zoned RE1- Public Recreation and adjoins land zoned R2 – Low Residential to the north and west of the site.

The provisions of Clause 5.3 require Council to consider the amenity impacts of development near zone boundaries. Subclause 3 details that land in the RE1 zone is exempt from the clause.

Notwithstanding this, the Land and Environment Court have developed planning principles to provide guidance regarding appropriate matters to be considered in making a planning decision, including general impacts on neighbouring properties and development at the zone interface established in *Seaside Property Developments Pty Ltd v Wyong Shire Council* [2004] NSWLEC 117 at 25.

The principle states:

"25. As a matter of principle, at a zone interface as exists here, any development proposal in one zone needs to recognise and take into account the form of existing development and/or development likely to occur in an adjoining different zone. In this case residents living in the 2(b) zone must accept that a higher density and larger scale residential development can happen in the adjoining 2(c) or 2(d) zones and whilst impacts must be within reason they can nevertheless occur. Such impacts may well be greater than might be the case if adjacent development were in and complied with the requirements of the same zone.

Conversely any development of this site must take into account its relationship to the 2(b) zoned lands to the east, south-east, south and south-west and the likely future character of those lands must be taken into account. Also in considering the likely future character of development on the other side of the interface it may be that the development of sites such as this may not be able to achieve the full potential otherwise indicated by applicable development standards and the like."

Two residential properties adjoin the subject land, both zoned R2 Low Density Residential. The setback proposed for the new development is 5.32m, which is well in excess of the setback controls for the residential land. Similarly, the height of the proposed development is 6.58m, again within the 8.5m HOB mapped for the adjoining residential land.

In relation to amenity impacts, any development in one zone needs to recognise and take into account the form of existing development and/or development likely to occur in an

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adjoining different zone. As such, residents need to accept that a proposal satisfying objectives of the Public Recreation zone is an appropriate form of development consistent with permissible bulk and scale controls under GLEP 2014 and relevant development guidelines of *Gosford Development Control Plan 2013* (GDGP 2013). Notwithstanding this, the development must also be sensitive to potential impacts on residential development.

The proposal has therefore been assessed regarding noise, privacy and overshadowing to adjoining dwellings. Given the building proposed location, no overshadowing or privacy impacts would result from the development with the proposed building located lower than, and to the south of the nearest residential dwelling. There is question as to whether the noise generated through the use of the development would be detrimental to the adjoining dwellings, and as discussed within this report, there have been troubles obtaining appropriate acoustic assessments to detail the actual impacts.

Due to the funding arrangements for the development, being grant funded and contingent on an approval prior to the release of funds, Council has recommended that the application be granted approval to commence works, however a condition has been included that permits the occupation certificate is granted to the development only after an acoustic report is prepared by a suitably qualified acoustic consultant that has undertaken testing of the building and that identifies rectification measures that will be required to ensure the development does not cause nuisance to adjoining properties through the use of the building (refer Condition **C5.3**). The report is to specify when the roller door can be used, and what measures are required to be implemented to ensure the acoustic integrity of the roller door and all windows and doors of the building when the building is in use.

Further, a condition has been included in the event that Council receives two written reports of a noise nuisance that the Men's Shed prepare an operational noise management plan (refer Condition **C6.7**). The document title, site address, author, date and revision number must be identified, and the final version must be signed by management.

It is anticipated that the condition for acoustic reporting and rectification measures will ensuring the noise generated on site is of a level that limits impacts to the adjoining dwellings. As such, no further objection is raised in relation to the development being on a zone boundary.

Gosford Local Environmental Plan 2014 – Clause 7.1 Acid Sulfate Soils

This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in Clause 7.1 of GLEP 2014 have been considered. The site is mapped to contain Class 4 Acid Sulfate Soils. No excavation is required at a greater depth than 2 metres AHD.

As such, no further concerns are raised in regard to Acid Sulfate Soils.

Draft Central Coast Local Environmental Plan 2018

Following a review of the *Draft Central Coast Local Environmental Plan 2018* (Draft CCLEP 2018) which finished exhibition on 27 February 2018, the zoning of the subject site retains the existing zoning and development controls. The proposed development is therefore not contrary to the draft instrument.

Gosford Development Control Plan 2013

An assessment of the proposed development against the relevant chapters of *Gosford Development (DCP) 2013* has been undertaken. No variances to GDCP 2013 are found within the proposed development.

2.1 Character

Chapter 2.1 - Character applies to the development application. The chapter sets out the 'existing' and 'desired' character for each precinct and requires that character be considered in the assessment of any development application.

The site is located within the Copacabana Character Area 7 – Mainstreet Centre. The desired character statement for this locality (summarized) recommends that:

'This should remain a mixed-use centre that provides a range of services to the surrounding district as well as some accommodation, where the civic-and-urban design quality of a prominent backdrop to a major arterial road in Gosford City are enhanced by new development that encourages high levels of street activity.'

Protect and enhance existing levels of "main-street" activity by building forms that maintain the pedestrian-friendly scale of existing one and two storey shop-front developments, and also the current level of midday sunlight that is available along footpaths. Promote high levels of on-street activity by maximising the number of retailers or businesses and the continuity of shop-windows along all street and laneway frontages. Avoid indoor arcades that would draw people away from the street. Incorporate awnings, colonnades or balconies in all buildings to provide sheltered pedestrian settings that encourage pavement dining. Contribute to high levels of visible activity along all streets by surrounding upper storeys with balconies that encourage restaurant dining or residents' outdoor recreation.

Ensure that new developments (including alterations to existing buildings) do not dominate their low-scale residential surroundings or disrupt the established main-street development patterns of this traditional strip-shopping village. Along all public streets and laneways, shop-front facades should have a zero setback and a maximum height of two storeys, with taller storeys set back behind terraces to maintain a pedestrian-friendly scale as well as midday sunlight along all footpaths. Vary the overall height of buildings to prevent the appearance of a continuous wall

of building, and ensure that siting and form preserve levels of privacy, sunlight and visual amenity that are enjoyed by existing dwellings and their private open spaces.

Disguise the scale and bulk of new buildings. All visible facades should employ extensive windows that are shaded by lightly-framed balconies, verandahs or exterior sunshades, plus painted finishes and some board or sheet cladding rather than expanses of plain masonry. Roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves that shade terraces and also disguise the scale of exterior walls.'

The proposed development has been assessed against the above character statement and is found to not be in contravention to the desired future character of the area. The proposed development would promote high levels of on street activity, and is located on site in a manner that ensures the building would not dominate the low-scale residential surroundings, and does not disrupt the established main-street development patterns of this traditional strip-shopping village.

2.2 Scenic Quality

The proposal is subject to the provisions of Gosford Development Control Plan (DCP) 2013 Chapter 2.2 Scenic Quality and is located within the South Coastal Geographic Unit encompassing the Pickets Valley, Avoca, MacMasters/Copacabana Landscape Unit. The relevant –development objective of the landscape unit in question are summarised as follows:

- *'Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular Environmental/scenic protection and conservation zoned areas..*

The proposed development is considered to be compatible with the surrounding low-density residential environment in the immediate vicinity of the site, noting the site adjoins a variation of residential dwellings in individual lots. The proposal retains the low-density nature and fabric of the Copacabana landscape unit by proposing a building of light-weight materiality with a gable roof and extensive setbacks, sited in a manner that maintains the streetscape appearance and informal qualities of the scenic quality on the site and the surrounding natural vegetation.

The development is found to be compatible and proportionate in height, bulk, scale, site cover and floor area of developments envisaged for the local area.

6.3 Erosion and Sediment Control

The development application is accompanied by an erosion and sedimentation plan. Amendments are required to the plan, however as stated throughout this report, funding constraints have kept the applicant from supplying the documentation. As such, and to facilitate the development, a condition requiring the applicant provide an erosion and

sediment control prior to the commencement of works is included in any consent granted, (refer Condition **C3.6**)

6.4 Geotechnical Requirements for Development Applications

Earthworks including excavation are required to prepare the site for the proposed shed building and driveways. The objectives and requirements of Clause 6.4 of GDCP 2013 have been considered in the assessment of this application. It is considered that the proposed earthworks and excavation will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

6.6 Preservation of Trees or Vegetation

Council's Tree Officer has assessed the application and noted trees shown for removal consist of two Coastal Banksia, a dead Banksia and an exotic to 10m high. The two surviving Banksia's were noted to be of poor vigor with thin crowns. Two (2) Tuckeroo trees shown to be retained near the access ramp will require the majority of their canopies removed due to overhanging the building footprint. Those trees should also be shown for removal.

Opportunities exist for tree replacement around the building with at least five (5) native trees such as Tuckeroo and Coastal Banksia. As such, the proposed removal of trees is supported due to the condition requiring replanting with native species, (refer Condition **C2.3(b)**)

6.7 Water Cycle Management

The site is not affected by flooding or flood planning controls. Water and sewer are available to the land. The development application is accompanied by concept drainage design plans prepared by MW Civil Consulting, dated 16.07.2019. Council's Development Engineer and Water and Sewer Officers have assessed the application and are supportive subject to conditions.

7.2 Waste Management

The Development Application is accompanied by a Waste Management Plan, prepared by Buildcert Planning. Conditions of consent will be imposed requiring the development to comply with Council's Technical Specification Waste Minimisation and Management regarding construction waste and on-going management of waste facilities. A screened waste enclosure is required to be shown on amended plans prior to the issue of a construction certificate to ensure the ongoing operation of the facility does not lead to unsightly waste piles on any exterior elevation, (refer **Condition 2.3(a)**).

Noise

The Statement of Environmental Effects submitted as part of the application states there is unlikely to be significant noise produced by the Men's Shed activities, with adequate separation between the proposed building and the nearest residential properties ensuring minimal noise transmission will occur. Council officers are content to recommend approval to the proposed development and consider that noise impact will be minimal to adjoining residential receivers, and not significant enough to warrant refusal of the application.

However, given that a number of objections were received that raised concern about noise from the development Council officers have requested an acoustic assessment be undertaken. The purpose of this report was to identify any improvements that could be made in respect to lessening the potential for noise impacts.

Due to the funding arrangements for the development (being grant funded and contingent on an approval prior to the release of funds) that applicant does not have a mechanism to fund a noise assessment at this stage. To resolve the issue, Council has recommended that the application, on the basis that an Acoustic Assessment be undertaken prior to release of the Construction Certificate, with any recommended works to reduce noise impacts (insulation, time restrictions, treatment of openings/doors/windows, additional acoustic measures such as fencing/vegetation screening) be implemented during the construction process and prior to release of an Occupation Certificate for the development

As such, it is recommended that approval be granted approval on the basis that:

- Preparation of an Acoustic Report by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the NSW EPAs Industrial Noise Policy (2000). (Refer Condition 2.11), identifying a range of measures to be implemented during construction (The report is to specify when the roller door can be used, when deliveries can be made, and waste can be taken from the site and what measures are required to be implemented to ensure the acoustic integrity of the roller door and all windows and doors of the building when the building is in use, as well as recommendations as to use of power machinery/tools and the like). The report is to be endorsed by Council prior to release of the Construction Certificate; and
- Works be completed prior to release of Occupation Certificate (refer Condition 5.3).
- Further, a condition has been included in the event that Council receives two written reports of a noise nuisance that the Men's Shed prepare an Operational Noise Management Plan (refer Condition C6.7). The document title, site address, author, date and revision number must be identified, and the final version must be signed by management of the facility.

Council officers are content that the application will not lead to inappropriate noise impacts and is worthy of support. However, it is conceded that some improvement could be made. It is anticipated that the condition for acoustic reporting and rectification measures will ensuring the noise generated on site will be further limited to limits which will further reduce impacts on adjoining dwelling.

Internal Consultation

The application was referred to the following internal officers and the following comments have been provided:

Engineering

Council's Development Assessment Engineer has reviewed the application and supports the proposal subject to conditions.

Waste Services (Garbage)

Council's Waste Services Officer has reviewed the application and has requested the plans incorporate a screened waste bin storage enclosure sized to accommodate all mixed and recyclables waste bins proposed to manage waste generated at the development.

It is proposed that a condition requiring the applicant to amend the plans to indicate the requested waste storage enclosure prior to the issue of a construction certificate is included in any consent granted, (refer Condition **C2.3(a)**).

Building Surveyor

Council's Building Surveyor has reviewed the application and supports the proposed development.

Environmental Health

Council's Environmental health officer has reviewed the application and generally supports the proposal. Additional information as requested throughout the assessment process was difficult to obtain due to a number of constraints on the applicant. As such, and to facilitate the development, a condition requiring the applicant provide an erosion and sediment control prior to the commencement of works is included in any consent granted, (refer Condition **C3.6**).

Tree Assessment Officer

Council's Tree Assessment Officer has reviewed the proposed development and notes that an additional 2 trees will require removal for the development proposed, and that a minimum of

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5 native trees should be planted on site. As such a condition of consent is recommended requiring the applicant to submit revised landscaping plans addressing the comments above prior to the issue of a Construction Certificate, (refer Condition **C2.3(b)**)

Water and Sewer Assessment

Council's Water and Sewer Unit have reviewed the application and supports the proposed development subject to conditions.

Coastal Management

Council's Coastal Planning Officer has reviewed the application and supports the proposed development.

Public Consultation

The Development Application was notified in accordance with Part 7.3 - Notification of Development Proposals of GDCP 2013 from Thursday, 26 September 2019 until close of business on Thursday, 10 October 2019. A total of 15 submissions were received during the notification period.

The following is a summary of the issues raised in the notification period:

- ***The use of the Men's Shed and the disabled car park will block the private driveway access to residents and may cause issue with the RFS movements. Access to the roller door on the north-western side is through a private easement for the benefit of lots 208 - 219. This concrete roadway is private and heavy trucks should not travel the roadway.***

Comment:

General pedestrian access to and from the proposed Men's Shed is obtained through a pathway between the existing public carpark and the south west facing entry door of the Men's Shed. A single disabled car parking space is proposed from the existing Council owned driveway to the north east of the site, again with the access from the disabled car park to the shed obtained via the south west entry door.

The delivery and waste movements on site would utilise the roller doors shown on plans, and would gain access to the loading area via the existing driveway on site, with an additional portion of hardstand area to be built as part of this development. It is not anticipated that any delivery truck or waste truck would block the driveway, or impede any movements of the RFS. The RFS garage entry is located some distance down the driveway, and there exists suitable area on the RFS site and the lower portion of the driveway in question for the RFS vehicles to maneuver without being impeded by the daily motions of the Men's Shed.

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The driveway is Council owned and maintained, with residents of lots 208 – 219 benefitting from a right of carriage way over the driveway. A right of carriageway does not exclude all others from the driveway, and there is unlikely to be any significant congestion on the driveway as a result of the proposed works.

The proposed layout of the Men's Shed delivery area is considered a satisfactory outcome for the site, and no significant impacts to vehicular movements of properties benefitting from the existing right of carriageway are likely to occur through the ongoing use of the shed.

- ***The proposed location of the Men's Shed is not appropriate for the area, and it is positioned too close to residential dwellings. The building proposed is too large for the site, and not in scale of nearby residential dwellings***

Comment:

The site proposed for the Men's Shed is Zoned *RE1 – Public Recreation* under GLEP 2014 where *Community Facilities* are permissible with consent. The siting of the building within the site is considered suitable in that there are adequate setbacks to residential dwellings and there will be no adverse impacts in terms of solar access, view loss, or privacy loss.

Minimum side setbacks for the adjacent *R2 Low Density Residential Zone* are 0.9m, and development is permitted to a maximum of 8.5m in height, with the proposed development achieving a side setback of 5.32m, and a maximum height of 6.55m. The distance between the proposed building and the nearest residential dwelling is approximately 13m. The built form is therefore consistent with the residential dwellings found in the direct vicinity of the site.

Access to the building for deliveries and waste collection can be obtained from an existing Council owned accessway, and public parking is available onsite.

On balance, considering the existing development typology of the fire station, the proposed location is both permissible and the side setbacks are considered an appropriate response to the site.

- ***There are already several Men's Sheds on the Central Coast, and another is not necessary.***

Comment:

The existence of other Men's Sheds on the Central Coast plays no part in the assessment of this application. Transport issues may prevent members of the Copacabana Men's Shed from access other areas, and other Men's Shed's may already be operating at maximum capacity.

- ***Lack of parking is going to cause congestion on the roadways.***

Comment:

The Copacabana Men's Shed is open to 75 memberships in total, with a majority of the membership residing within the locality. It is not expected that there would be 75 vehicles attempting to park at the facility at once, with a number of members living close by and being able to walk to the Shed, or to catch public transport or rideshare.

The public carpark located on the subject site is able to accommodate 56 cars in total, with unmetered on street parking available in all surrounding streets, except for Copacabana Drive.

Given the availability of car parking both within and surrounding the site, and the membership of the Men's Shed being primarily Copacabana based, it is not anticipated that there would be any adverse impact to the road network as a result of the proposed development.

- ***The proposed hours of operation are too long for the site.***

Comment:

The hours of operation proposed are consistent with other Men's Shed's on the Central Coast, and are unlikely to cause nuisance to adjoining developments or the general public. The application seeks approval for the use of the shed as follows:

- 8:30am – 3:30pm Monday to Friday – Workshop component of the shed, i.e. power tools and machinery;
- 8:30am – 10:00PM Monday to Saturday – Social Area within the building
- 9:00am – 8:00pm Sunday – Social Area within the building

The workshop component of the development is proposed to operate only Monday to Friday, and only between the hours of 8:30am to 3:30pm, which is considered an appropriate timeframe that is unlikely to impact upon the sleeping patterns of adjoining residents.

The social area, located at the southern corner of the building is proposed to operate 7 days per week, with hours of 8:30am to 10:00pm Monday to Saturday, and 9:00am to 8:00pm Sunday. The hours proposed for the social area are consistent with the hours other community facilities can operate, such as the surf club adjacent the site. The design and size of the social area mean that the theoretical maximum occupancy of 50 people would be difficult to achieve and the openings to the social area are located on the south west and south eastern walls, meaning that no excessive noise would be projected toward residential dwellings.

The hours of operation proposed are therefore supported.

Likely Impacts of the Development

Built Environment

The proposed development complements the existing recreational facilities located on site and is considered a good planning outcome for the site. The proposed works are consistent with the uses envisaged for the *RE1 Public Recreation* zone. The building design is not detrimental to the amenity of the area, nor will it detract from the residential scale of development in the direct vicinity.

Natural Environment

The proposal is satisfactory in relation to impacts on the natural environment as identified throughout this report. The trees to be removed to accommodate the proposed development are to be replaced at a like for like rate. Conditions requiring the planting and ongoing maintenance of the vegetation are proposed as part of any consent granted. No adverse impacts to the natural environment would manifest as a result of the proposed works.

Economic Impacts

No substantial economic impacts will arise from the approval of this community facility. Notwithstanding, there will be minor short-term economic benefits during construction.

Social Impacts

As discussed throughout this report, it is not anticipated that any social impacts will arise from the approval of the proposed works. The new *Community Facility* will be conditioned to receive an occupation certificate only after an acoustic report is prepared by a suitably qualified acoustic consultant that has undertaken testing of the building and that identifies rectification measures that will be required to ensure the development does not cause nuisance to adjoining properties through the use of the building. The development has considered the principles of Crime Prevention Through Environmental Design (CPTED) and is found to not be inconsistent with the key principles.

Ecologically Sustainable Development Principles

The proposal has been assessed having regard to ecologically sustainable development principles and is considered to be consistent with the principles.

The proposed development incorporates satisfactory stormwater and drainage outcomes and is not considered to result in any adverse impacts on the site. The proposal incorporates landscaping with like for like tree planting for the trees requiring removal. The development is unlikely to have any significant adverse impacts on the environment.

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The proposal does not result in the disturbance of any endangered flora or fauna habitats and is unlikely to significantly affect fluvial environments. As such, the proposed works will not decrease environmental quality for future generations.

Climate Change

The potential impacts of climate change on the proposed development have been considered by Council as part of its assessment of the application.

This assessment has included consideration of such matters as potential rise in sea level; potential for more intense and/or frequent extreme weather conditions including storm events, bushfires, drought, flood and coastal erosion; as well as how the proposed development may cope, combat, withstand these potential impacts.

In addition, the application has been reviewed by Council's Coastal Planning Officer who advised that '*it is assessed that the proposed development would be at an acceptable level of risk from coastal hazards.*'

The proposed development is considered satisfactory in relation to climate change.

Suitability of the Site for the Development:

A review of Council's records has identified that there are no constraints that would render the site unsuitable for the development of the site.

Other Matters for Consideration

Whether There is a Plan of Management Applicable to the Subject Land

The subject site (Lot 180 DP 500492, 86A Copacabana Drive, Copacabana) is classified as 'Operational Land' under the provisions of the *Local Government Act 1993*. Section 36 of the *Local Government Act 1993* that requires *Plans of Management* for Council does not apply to 'Operational Land' as defined within the Act.

As a result, there is no requirement from the *Local Government Act 1993* for the provision of a *Plan of Management* over the land.

Development Contribution Plan

The site is subject to *Regional Section 7.12 Development Contributions Plan 2019*, however the development type, being public infrastructure, is exempt under the provisions of cl 1.5 of the plan. As such no development contributions are payable for the proposed development.

Water and Sewer Contributions

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Water and sewer is available to the land. The payment of water and sewer contributions is applicable and imposed by the Water Authority. The proponent must obtain a section 307 certificate for the development of the land.

The Public Interest

The proposed new *Community Facility* on the *RE1 Public Recreation* zoned land within Copacabana is considered an appropriate use of the site. The site is centrally located and will provide a much-needed permanent base for the Copacabana Men's Shed group who have worked over a number of years to find a permanent location.

Considered against the objectives of the zone and the controls within GDCP 2013, the approval of the application is considered to be in the public interest.

Conclusion

The Development Application has been assessed against the heads of consideration of s4.15 of the EP&A Act and all other relevant instruments and policies and, on balance, the proposed development is considered reasonable. Therefore, it is recommended that the Local Planning Panel grant approval to DA57206/2019, subject to the draft conditions included in Attachments.

Attachments

- | | | |
|----------|--|--------------|
| 1 | Proposed Conditions of Consent V1 | D14086090 |
| 2 | Architectural Plans DA57206 L180 DP500492 H86 A Copacabana Drive COPACABANA Part 1 | ECMD25247546 |

Attachment 1

DA57206/2019 – Community Facility Copacabana Men’s Shed
Description of Land - Lot 180 DP 500492, 86A Copacabana Drive, COPACABANA

1... PARAMETERS OF THIS CONSENT**1.1. Approved Plans and Supporting Documents**

Implement the development substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

Architectural Plans by 870-Trend

Drawing	Description	Date
4	Site Plan	27.07.2019
5	Floor Plan	27.07.2019
6	Mezzanine	27.07.2019
7	Elevations & Sections	27.07.2019
8	Elevations 1	27.07.2019
9	Elevations 2	27.07.2019
11	Slab Plan	27.07.2019

Supporting Documentation

Document	Prepared by	Reference	Date
Survey Plan	870-Trend	2	27.07.2019
Waste Management Plan	Buildcert Planning	-	July 2019
Site Management Plan	870-Trend	-	27.07.2019
CPTED Report	Buildcert Planning	-	July 2019
Landscape Plan	Meraki Green Landscape Architecture	C	25.07.2019
Statement of Environmental Effects	Buildcert Planning	4	01.08.2019
Acid Sulfate Soils Management Report	Buildcert Planning	-	July 2019

1.2. Carry out all building works in accordance with the Building Code of Australia.

2... PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

2.1. All conditions under this section must be met prior to the issue of any Construction Certificate.

- 2.2. No activity is to be carried out on-site until the Construction Certificate has been issued, other than:
- a) Site investigation for the preparation of the construction, and / or
 - b) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
 - c) Demolition
- 2.3. Submit amendments to the approved plans to the Accredited Certifier pursuant to clause 139 of the *Environmental Planning and Assessment Regulation 2000* that must detail:
- a) Plan 5 – Floor Plan is to be amended to indicate a fully dimensioned, screened waste bin storage enclosure sized to accommodate all mixed and recyclables waste bins proposed to manage waste generated at the development. The travel path for wheel out of bins to the kerbside and a kerbside presentation location to be clearly indicated.

A location for storage of bulky waste and/or waste/surplus materials unsuitable for disposal in a kerbside collection service to be clearly indicated out of public view.
 - b) Landscape plan drawn by Meraki Green Landscape Architecture is to be amended to include trees 11 and 13, both Tuckeroo trees, as trees to be removed. In addition, a minimum of seven (7) trees such as Tuckeroo and Coastal Banksia are to be specified for re planting around the building, though spaced far enough from the building so as not to cause future issues.
- 2.4 Prior to the issues of a Construction Certificate, a BCA compliance report from a suitably qualified consultant shall be prepared and submitted to the Accredited Certifier demonstrating that the development complies with the National Construction Code Series – Volume 1 Building Code of Australia Class 2 – 9 Buildings – 2016 (BCA).
- 2.5 Submit to Council a dilapidation report detailing the condition of all Council assets within the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs, street lights or any other Council assets in the vicinity of the development. The dilapidation report will be required to be submitted to Council prior to the issue of the Section 138 Roads Act Works approval or the issue of any construction certificate for works on the site. The dilapidation report may be updated with the approval of Council prior to the commencement of works. The report will be used by Council to establish damage to Council's assets resulting from the development works.
- 2.6 Submit engineering plans for the following works within the property designed by a suitably qualified professional, in accordance with Council's *Civil Works Specification* and Chapter 6.3 *Erosion Sedimentation Control* of the Gosford Development Control Plan 2013.

Design drawings, reports and documentation will be required to address the following works and any related works:

- a. Construction of driveways, ramps and disable car parking areas in accordance with the requirements of the current edition Australian Standard AS/NZS 2890: Parking Facilities and other applicable Australian Standards.
- b. Construction of on-site stormwater retention measures. Design in accordance with Chapter 6.7 - Water Cycle Management of the Gosford Development Control Plan 2013. A report detailing the method of stormwater harvesting, sizing of retention tanks for re-use on the site and an operation and maintenance plan must accompany the design.
- c. Construction of stormwater drainage collection and piping of all stormwater runoff from areas within the site to the approved connection to adjacent Grass Swale drain.
- d. Construction of buildings with the minimum floor level of all habitable rooms in the development being Reduced Level (RL) 9.2 m Australian Height Datum (AHD).
- e. Construction of buildings from materials that are used or located below Reduced Level (RL) 9.2 m Australian Height Datum (AHD) must be of a type that is able to withstand the effects of immersion.
- f. Construction of ramp from building to Public carpark should not block the existing secondary overland flow path
- g. Construction of retaining walls where indicated on development approval documentation. Retaining wall design must not conflict with existing or proposed services or utilities. Retaining walls designs for wall greater than 600mm in height must be certified by a registered practicing Civil or Structural engineer as being in accordance with Australian Standards and designed for minimum 60 years design life.
- h. erosion and sedimentation controls

The engineering plans and any associated reports for the above requirements must form part of the Construction Certificate

- 2.7 Prepare a Construction Traffic and Pedestrian Management Plan (CTPMP) for all activities related to works within the site. The plan must be prepared and implemented only by persons with Roads and Maritime Service accreditation for preparing and implementing traffic management plans at work sites.

The CTPMP must describe the proposed construction works, the traffic impacts on the local area and how these impacts will be addressed.

The CTPMP must address, but not be limited to, the following matters:

- Ingress and egress of construction related vehicles to the development site.
- Details of the various vehicle lengths that will be used during construction and the frequency of these movement.
- Use of swept path diagrams to demonstrate how heavy vehicles enter, circulate and exit the site or Works Zone in a forward direction.
- Deliveries to the site, including loading / unloading materials and requirements for work zones along the road frontage to the development site. A Plan is to be included

that shows where vehicles stand to load and unload, where construction plant will stand, location of storage areas for equipment, materials and waste, locations of Work Zones (if required) and location of cranes (if required).

- Works Zones if heavy vehicles cannot enter or exit the site in a forward direction.
- Control of pedestrian and vehicular traffic where pre-construction routes are affected.
- Temporary Road Closures.

Where the plan identifies that the travel paths of pedestrians and vehicular traffic are proposed to be interrupted or diverted for any construction activity related to works inside the development site an application must be made to Council for a Road Occupancy Licence. Implementation of traffic management plans that address interruption or diversion of pedestrian and/or vehicular traffic must only take place following receipt of a Road Occupancy Licence from Council or the Roads and Maritime Service where on a classified road.

Where a dedicated delivery vehicle loading and unloading zone is required along the road frontage of the development site a Works Zone Application must be lodged and approved by Council. A minimum of 3 months is required to allow Traffic Committee endorsement and Council approval.

The Construction Traffic and Pedestrian Management Plan must be reviewed and updated during construction of the development to address any changing site conditions.

A copy of the Construction Traffic and Pedestrian Management Plan must be held on site at all times and be made available to Council upon request.

- 2.8 Submit an application to Council under Section 305 of the *Water Management Act 2000* to obtain a Section 307 Certificate of Compliance. The *Application for a 307 Certificate under Section 305 Water Management Act 2000* form can be found on Council's website www.centralcoast.nsw.gov.au. Early application is recommended.

A Section 307 Certificate must be obtained prior to the issue of any Construction Certificate.

- 2.9 Submit engineering details prepared and certified by a practising structural engineer that comply with Council's Building Over or Adjacent To Sewer and Water Main Guidelines to the satisfaction of Council. Engineering details must be submitted to Council's Water Assessment Team for approval. Plan assessment fees apply.
- 2.10 Submit to the Accredited Certifier, responsible for issuing a construction certificate for works within the development properties, lighting design drawings approved by an accredited electrical designer for the car park and public places. The design must be prepared in accordance with the requirements of the current editions of Australian Standard AS/NZS 1158: *Lighting for roads and public spaces* and AS/NZS 4282: *Control of the obtrusive effects of outdoor lighting*. The design is to include the provision of current best practice energy efficient lighting.

- 2.11 Preparation of an Acoustic Report to be prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the NSW EPAs Industrial Noise Policy (2000).

The acoustic report must include details of equipment, tools and material used at the proposed development, and must identify all rectification measures that **will be** required to ensure the development does not cause nuisance to adjoining properties as a result of the use of the building. The report is to specify, at a minimum:

- a) the hours the roller door can be used,
- b) what measures are required to be implemented to ensure the acoustic integrity of the roller door and all other openings (windows and doors) of the building when the building is in use;
- c) Any limitations to use of machinery/power tools, including time limits on any specific pieces of equipment;
- d) Any required noise amelioration measures (such as insulation/building treatment)
- e) specify the hours of service delivery access (deliveries, waste removal);
- f) Any recommended additional noise attenuation measures (fencing, acoustic barrier, landscaping, other external treatments, if required); and
- g) Any other relevant matter which will assist in noise attenuation and limiting impacts on any adjoining lands.

The report is to be submitted to Council's Environmental Health Unit for approval prior to release of the Construction Certificate, and all recommendations implemented prior to the issue of an Occupation Certificate for the development.

3... PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. All conditions under this section must be met prior to the commencement of any works.
- 3.2. Appoint a Principal Certifying Authority for the building work:
 - a) The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - b) Submit to Council a Notice of Commencement of Building Works or Notice of Commencement of Subdivision Works form giving at least two (2) days' notice of the intention to commence building or subdivision work. The forms can be found on Council's website: www.centralcoast.nsw.gov.au
- 3.3. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign must indicate:
 - a) The name, address and telephone number of the Principal Certifying Authority for the work; and

- b) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
 - c) That unauthorised entry to the work site is prohibited.
 - d) Remove the sign when the work has been completed.
- 3.4. Submit both a Plumbing and Drainage Inspection Application, with the relevant fee, and a Plumbing and Drainage Notice of Work in accordance with the *Plumbing and Drainage Act 2011* (to be provided by licensed plumber). These documents can be found on Council's website at: www.centralcoast.nsw.gov.au

Contact Council prior to submitting these forms to confirm the relevant fees.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 3.5 Provide and maintain a garbage receptacle at the work site until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for food scraps and papers.
- 3.6 Prior to the commencement of construction an Erosion and Sediment Control Plan (ESCP) prepared in accordance with the latest edition of the Landcom Publication 'Soils and Constructions- Volume 1' (The Blue Book) shall be provided to the Principal Certifying Authority. This plan shall be modified and updated during construction to reflect any changes due to the on-ground/site conditions. A copy of any modifications or updates to the ESCP shall be provided to the PCA and provided to Council upon request.

Erosion and sediment controls shall be monitored, maintained and adapted in accordance with the most recent ESCP until the site is fully stabilised and landscaped. Failure to comply with this condition may result in fines under the provision of the Protection of the Environment Operations Act

- 3.7 Install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:
- erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
 - diverting uncontaminated run-off around cleared or disturbed areas, and
 - preventing the tracking of sediment by vehicles onto roads, and
 - stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

3.8 Erect a temporary hoarding or temporary construction site fence between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:

- could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- could cause damage to adjoining lands by falling objects, or
- involve the enclosure of a public place or part of a public place.

Note 1: The Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011 contain provisions relating to scaffolds, hoardings and other temporary structures.

3.9 Provide or make available toilet facilities at the work site before works begin and maintain the facilities until the works are completed at a ratio of one toilet plus one additional toilet for every twenty (20) persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- c) be a temporary chemical closet approved under the Local Government Act 1993.

3.10 Other public authorities may have separate requirements and should be consulted prior to commencement of works in the following respects:

- Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments;
- AGL Sydney Limited for any change or alteration to gas line infrastructure;
- Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
- Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure.

4... DURING WORKS

- 4.1. All conditions under this section must be met during works.
- 4.2. Carry out construction or demolition works during the construction phase of the development only between the hours as follows:

7.00am and 5.00pm Monday to Saturday

No construction or demolition works associated with the development are permitted to be carried out at any time on a Sunday or a public holiday.
- 4.3. During the construction phase of the development, if any Aboriginal object (including evidence of habitation or remains), is discovered during the course of the work:
 - a) All excavation or disturbance of the area must stop immediately in that area, and
 - b) The Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

Note: If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.
- 4.4. No soils to be imported to the subject site except for Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*.
- 4.5. Classify all excavated material removed from the site in accordance with NSW EPA (1999) *Environmental Guidelines: Assessment, Classification and Management of Liquid and NonLiquid Wastes* prior to disposal. All excavated material must be disposed of to an approved waste management facility, and receipts of the disposal must be kept onsite.
- 4.6. Carry out works in accordance with the approved Acid Sulfate Management Plan, prepared by Buildcert, dated July 2019.
- 4.7. Implement and maintain all erosion and sediment control measures at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.
- 4.8. Connect downpipes and the associated stormwater disposal system to the site stormwater connection point immediately after the roof materials are positioned in order to prevent erosion of the site from roof water run-off. The Principal Certifying Authority for the development must not issue a mandatory critical stage Compliance Certificate for framing unless connection of the site stormwater (or temporary system) has occurred.
- 4.9. Re-use, recycle or dispose of all building materials during the demolition and construction phase of the development in accordance with the Waste Management Plan signed by Buildcert Planning, dated July 2019.

- 4.10 Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.11 Notify Council when plumbing and drainage work will be ready for inspection(s) and make the work accessible for inspection in accordance with the *Plumbing and Drainage Act 2011*.

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)

- 4.12 Place all building materials, plant and equipment on the site of the development during the construction phase of the development so as to ensure that pedestrian and vehicular access within adjoining public roads, footpaths and reserve areas, is not restricted and to prevent damage to public infrastructure. Further, no construction work is permitted to be carried out within the road reserve unless the works are associated with a separate approval issued under the provisions of the Roads Act 1993.
- 4.13 Undertake the removal of any tree located on Council managed land due to works approved by a Development Application at the full cost and responsibility of the developer using a Pre-qualified Tree Contractor. Contact Central Coast Council on 02 4325 8222 for the current list of relevant contractors.
- 4.14 Implement dust suppression measures on-site during bulk earthworks to suppress dust generated by vehicles and equipment. Dust must also be suppressed at all other stages of construction in order to comply with the *Protection of the Environment Operations Act 1997*.
- 4.15 Arrange with the relevant service provider / Authority (eg. Ausgrid, Jemena, NBN or other communications provider) for the supply of services concurrently with the engineering works required by this consent. Arrangements must include, where required, any relocation of existing mains and services, and dedication of easements for mains and services.

5... PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1 All conditions under this section must be met prior to the issue of any Occupation Certificate.
- 5.2 Complete the building in accordance with the relevant provisions and requirements of the National Construction Code Series.
- 5.3 Preparation of an Acoustic Report to be prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the NSW EPAs Industrial Noise Policy (2000).

The acoustic report must include details of equipment, tools and material used at the proposed development, and must identify all rectification measures that **will be** required

to ensure the development does not cause nuisance to adjoining properties as a result of the use of the building. The report is to specify, at a minimum:

- h) the hours the roller door can be used,
- i) what measures are required to be implemented to ensure the acoustic integrity of the roller door and all other openings (windows and doors) of the building when the building is in use;
- j) Any limitations to use of machinery/power tools, including time limits on any specific pieces of equipment;
- k) Any required noise amelioration measures (such as insulation/building treatment)
- l) specify the hours of service delivery access (deliveries, waste removal);
- m) Any recommended additional noise attenuation measures (fencing, acoustic barrier, landscaping, other external treatments, if required); and
- n) Any other relevant matter which will assist in noise attenuation and limiting impacts on any adjoining lands.

The report is to be submitted to Council's Environmental Health Unit for approval prior to release of a Construction Certificate, and all recommendations implemented prior to the issue of an Occupation Certificate for the development.

- 5.4 Complete construction of all works within the road reserve in accordance with the Roads Act Works Approval. Completion of works includes the submission and acceptance by Council of all work as executed drawings plus other construction compliance documentation and payment of a maintenance/defects bond to Council in accordance with Council's Fees and Charges.
- 5.5 Repair any damage to Council's infrastructure and road reserve as agreed with Council. Damage not shown in the dilapidation report submitted to Council before the development works had commenced will be assumed to have been caused by the development works unless the Developer can prove otherwise.
- 5.6 Prior to the occupation or use of the building/structure, an application for an Occupation Certificate for the development must be submitted to and approved by the Principal Certifying Authority. The Occupation Certificate application is to satisfy all of the requirements of the *Environmental Planning and Assessment Regulation 2000*.
- 5.7 Revegetate and stabilise all areas disturbed by construction activities associated with the development so as to prevent erosion and dust nuisance occurring.
- 5.8 Provide the Principal Certifying Authority with written certification from a qualified landscape designer certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.
- 5.9 Install lighting to Pedestrian Access in accordance with the requirements of Australian Standard 1158: *Lighting for roads and public spaces* and Australian Standard 2890.1.
- 5.10 Implement the following Crime Prevention through Environmental Design (CPTED) principles and strategies to minimise the opportunity for crime:

- a. provide adequate lighting to common areas as required under Australian Standard AS 1158: Lighting for roads and public spaces;
 - b. design of landscaping, adjacent to mailboxes and footpaths, must not provide concealment opportunities for criminal activity;
 - c. design the development to avoid foot holes or natural ladders so as to minimise unlawful access to the premises;
 - d. provide signage within the development to identify all facilities, entry / exit points and direct movement within the development; AND
 - e. install a system of Closed Circuit Television of a type and in locations on the site that will record high-quality images of all public areas within the site.
- 5.11 Prior to the issue of an Occupation Certificate, the required rainwater tank of at least 2500L is to be provided in the location as detailed within the approved development plans with suitable plumbing connections provided to collect rainwater from the roof area of the entire roof.
- The required rainwater tank is to be installed in accordance with the requirements of the National Plumbing and Drainage Code AS/NZS 3500 and shall be provided with first flow diversion devices fixed to all inflows and a functioning pressure pump plumbed to service all fixtures. The required tank must be controlled in order that supplemental flow from domestic mains does not take place until the capacity of the tank has been reduced to 20%.
- 5.12 The obtaining of a satisfactory final plumbing & drainage inspection advice or Section 307 Certificate of Compliance under the *Water Management Act 2000* for water and sewer requirements for the development from Central Coast Council as the Water Supply Authority, prior to issue of the Occupation Certificate. All works for the development must be approved by Council prior to the issue of a Certificate of Compliance.
- 5.13 Submit a Certificate of Compliance for all plumbing and drainage work and a Sewer Service Diagram showing sanitary drainage work (to be provided by licensed plumber) in accordance with the *Plumbing and Drainage Act 2011*.
- 5.14 Complete the civil engineering works within the development site in accordance with the plans and details approved with the construction certificate.

6.. ONGOING OPERATION

- 6.1 Do not give rise to water pollution as defined in the *Protection of the Environment Operation Act 1997*.
- 6.2 The number of people is restricted to 75 persons at any one time in the workshop and social area.
- 6.3 The hours of operation of the workshop area of the building is restricted to the following:
 - 8:30am – 3:30pm Monday to Friday

No workshop activity is to be undertaken on weekends, or outside of the hours specified.

The hours of operation of the social area of the building are restricted to the following hours:

- 8:30am – 10.00pm Monday to Saturday
- 9:00am – 8:00pm Sunday

No operation of any part of the building is to be undertaken on a public holiday.

- 6.4 Load and unload delivery vehicles wholly within the site. Delivery vehicles must enter and exit the site in a forward direction.
- 6.5 Mixed and recyclables and waste MGB's to be stored out of view from adjoining premises and public view at all times.
- 6.6 Waste material generated by the activities at the development that are inappropriate for disposal in MGB's for Council kerbside collection to be stored internally prior to disposal to landfill.
- 6.7 In the event that Council receives two written reports of a noise nuisance prepare an operational noise management plan. The document title, site address, author, date and revision number must be identified, and the final version must be signed by management.

The plan is to identify all potential sources of noise, identify all potentially impacted residential neighbours and provide details of administrative and operational noise mitigation measures. The plan is to discuss the use of power tools and include a complaints policy. The complaints policy is to include the contact telephone number of the manager that will be provided to immediate neighbours, so they can report noise concerns during the sites operations. Procedures for resolving noise complaints must also be included.

- 6.8 Maintain all works associated with the approved Landscape Plans for a period of twelve (12) months from the date of the issue of any Occupation Certificate to ensure the survival and establishment of the landscaping.

7.. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a **criminal offence**. Failure to comply with other environmental laws may also be a **criminal offence**.

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

ADVISORY NOTES

- Discharge of sediment from a site may be determined to be a pollution event under provisions of the *Protection of the Environment Operations Act 1997*. Enforcement action may commence where sediment movement produces a pollution event.
- The following public authorities may have separate requirements in the following aspects:
 - a) Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments
 - b) Jemena Asset Management for any change or alteration to the gas line infrastructure
 - c) Ausgrid for any change or alteration to electricity infrastructure or encroachment within transmission line easements
 - d) Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure
 - e) Central Coast Council in respect to the location of water, sewerage and drainage services.
- Carry out all work under this Consent in accordance with SafeWork NSW requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.

- Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

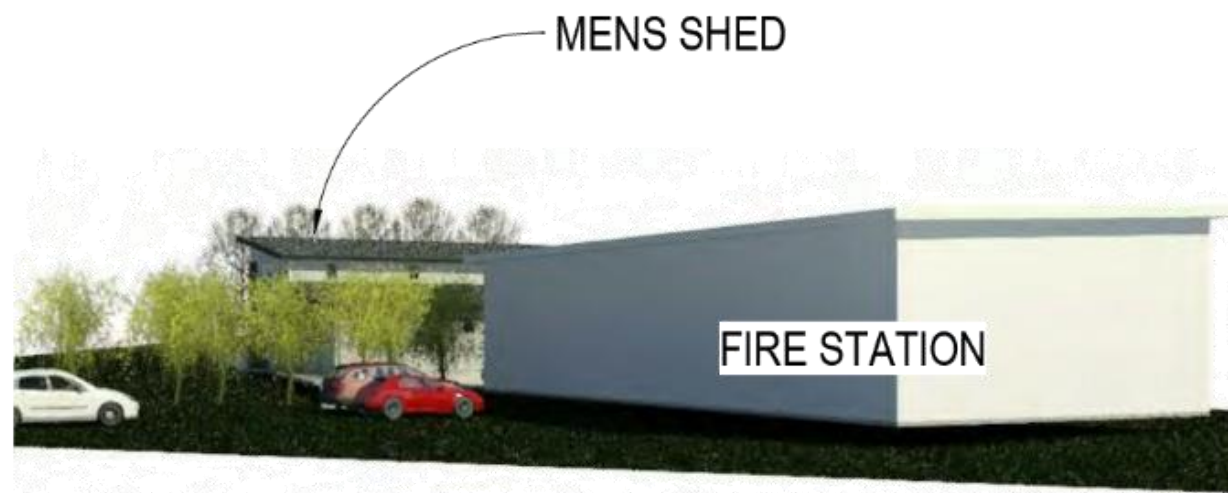
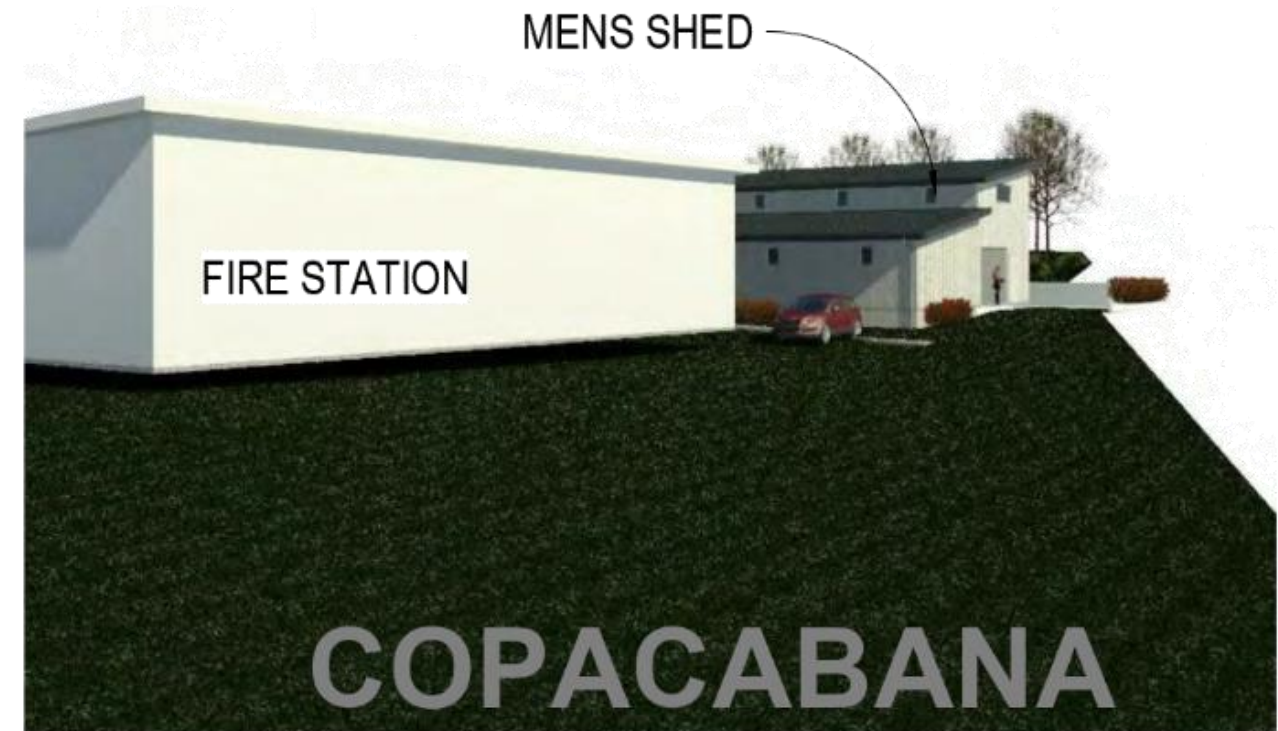
- Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or


installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

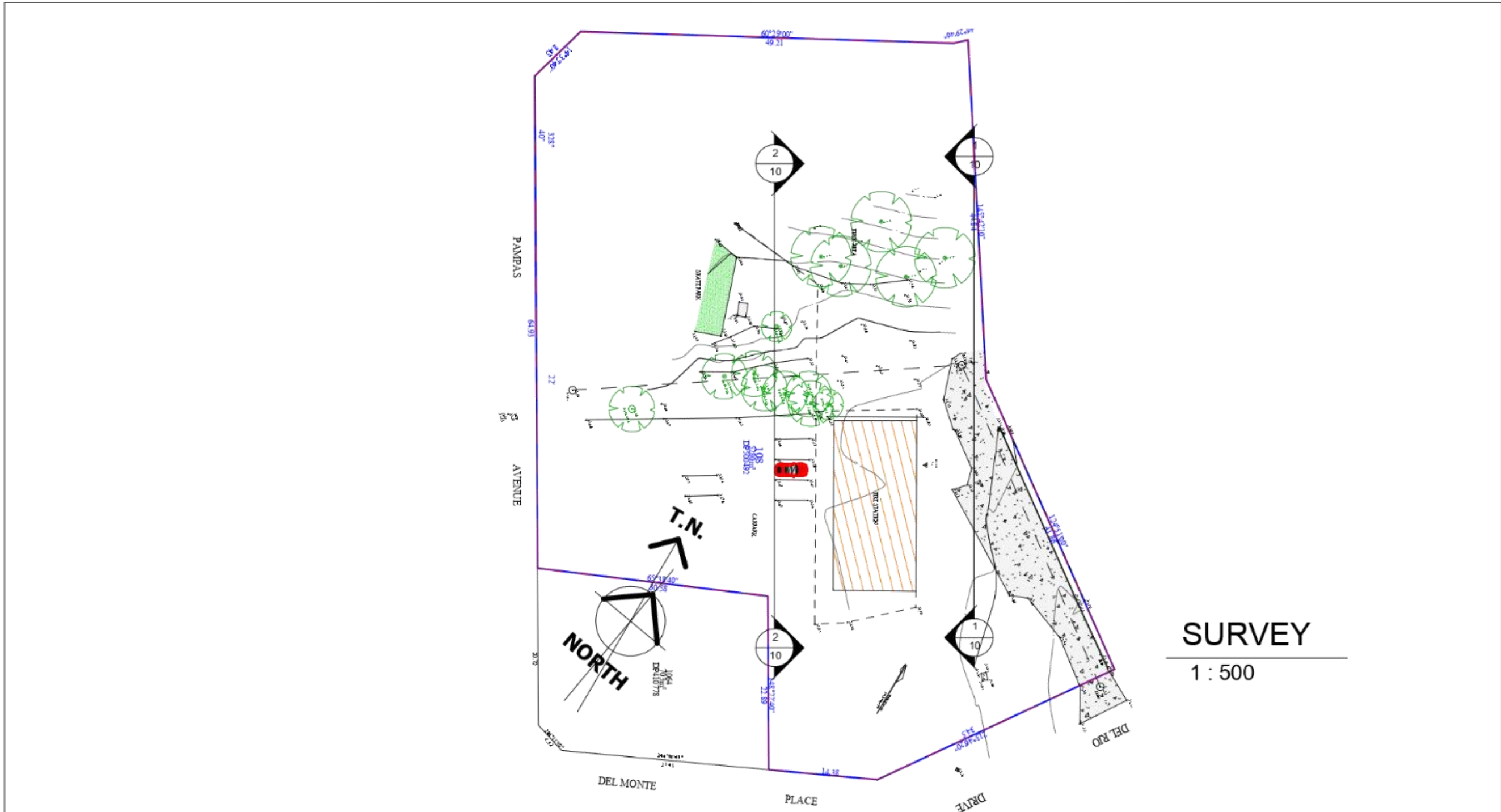
- Install and maintain backflow prevention device(s) in accordance with Council's WS4.0 Backflow Prevention Containment Policy. This policy can be found on Council's website at: www.centralcoast.nsw.gov.au

This condition only applies if installation/alteration of plumbing and/or drainage works are proposed (excludes stormwater drainage)




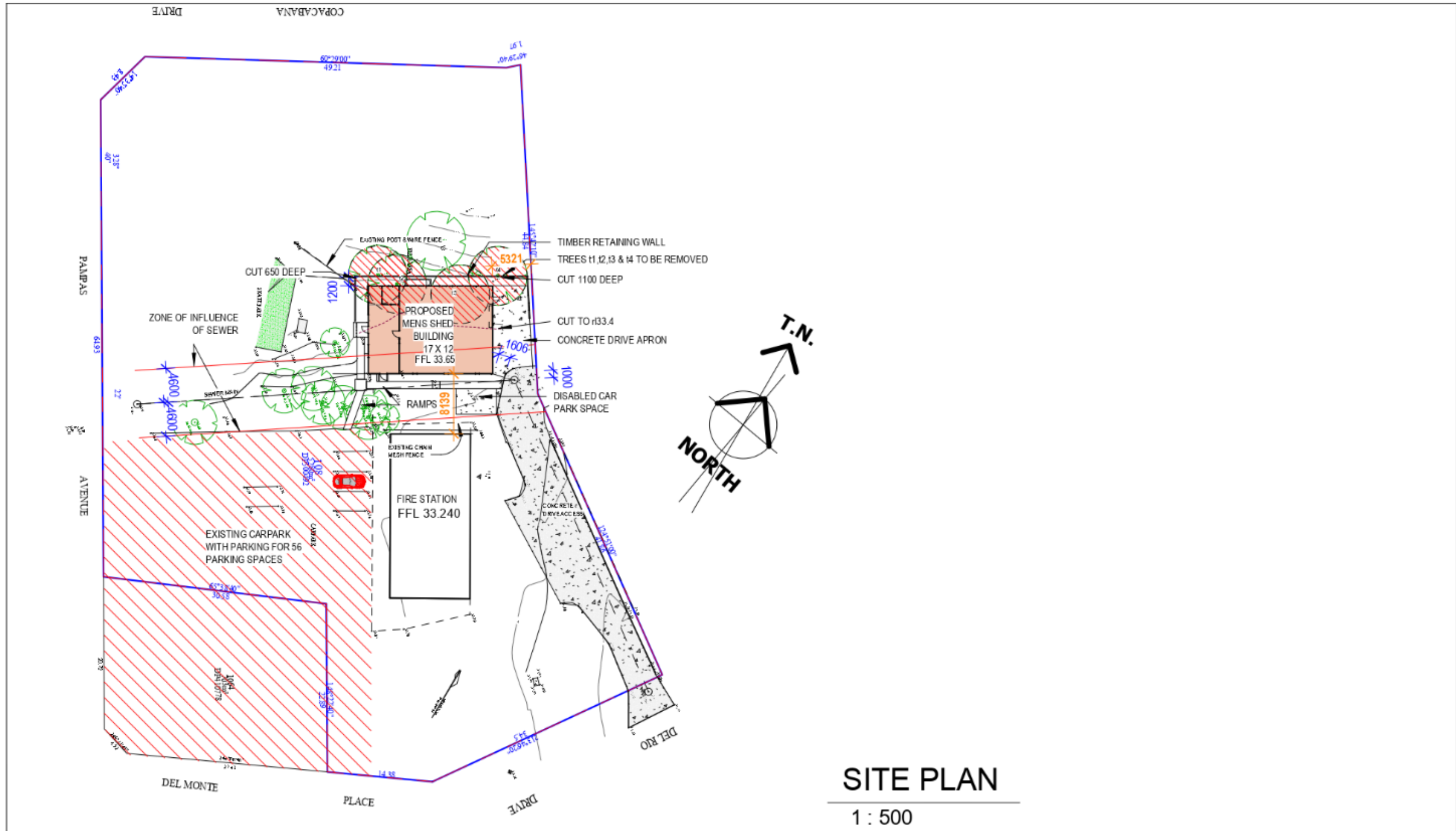
COPACABANA COMMUNITY MEN'S SHED


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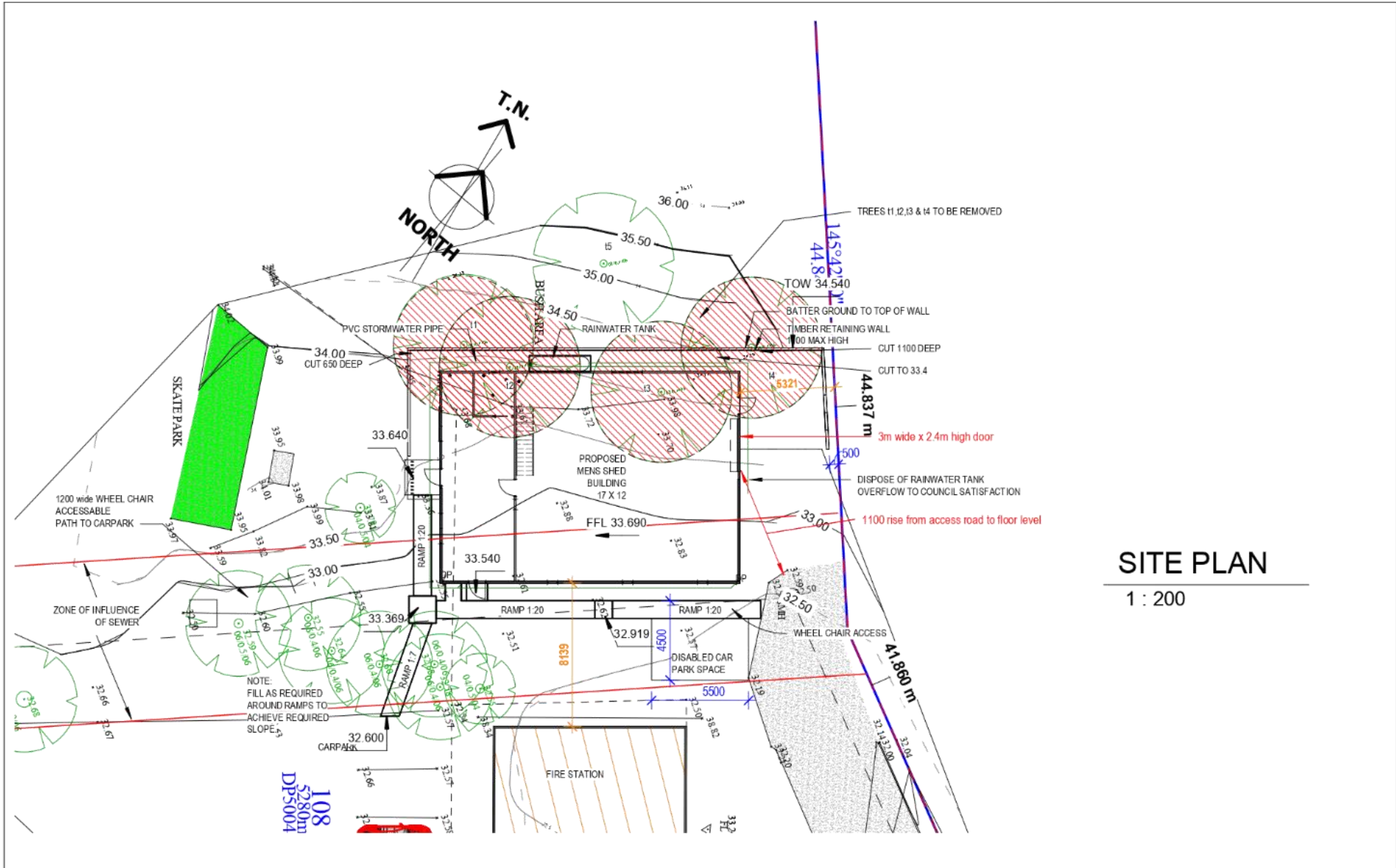


SURVEY
1 : 500

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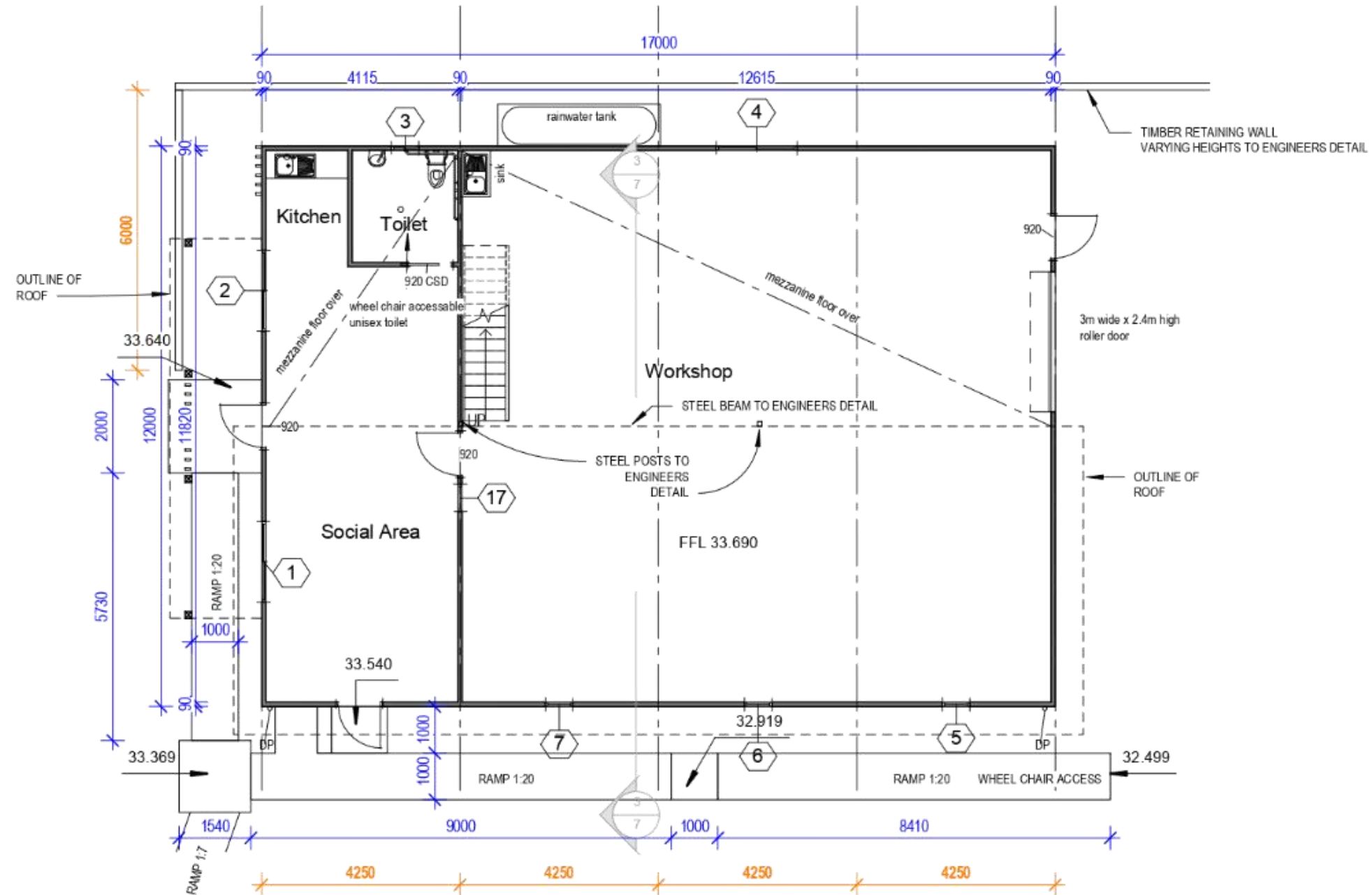


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				SHEET TITLE: SITE PLAN	SHEET NO: 3




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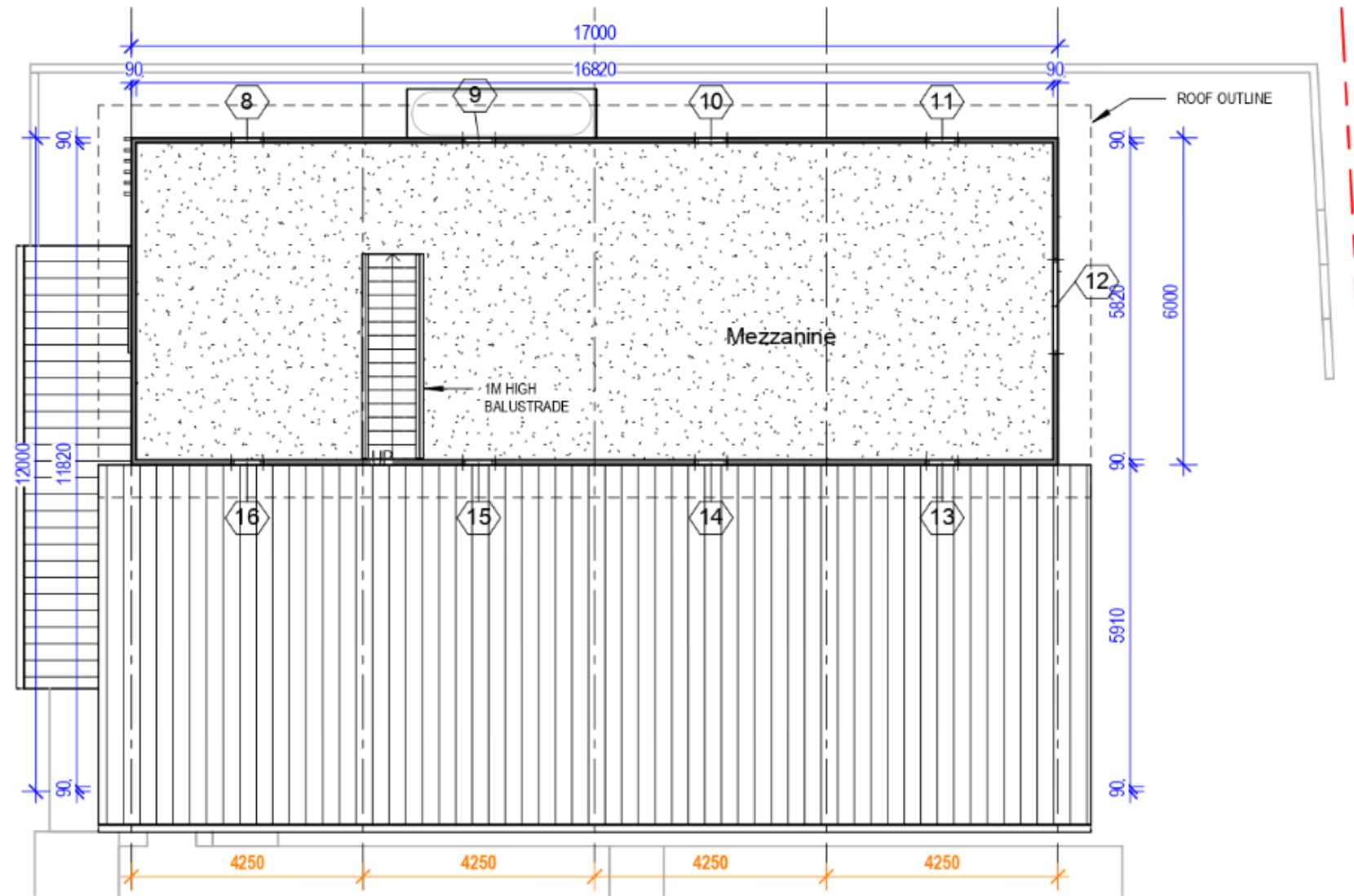
Building Area	
GROUND FLOOR	204.00
MEZZANINE	102.00
PORCH	3.70
	309.70



FLOOR PLAN
1 : 100


NOTE
SEE SHED MANUFACTURERS
DRAWINGS FOR ACTUAL DIMENSIONS
AND DETAIL.

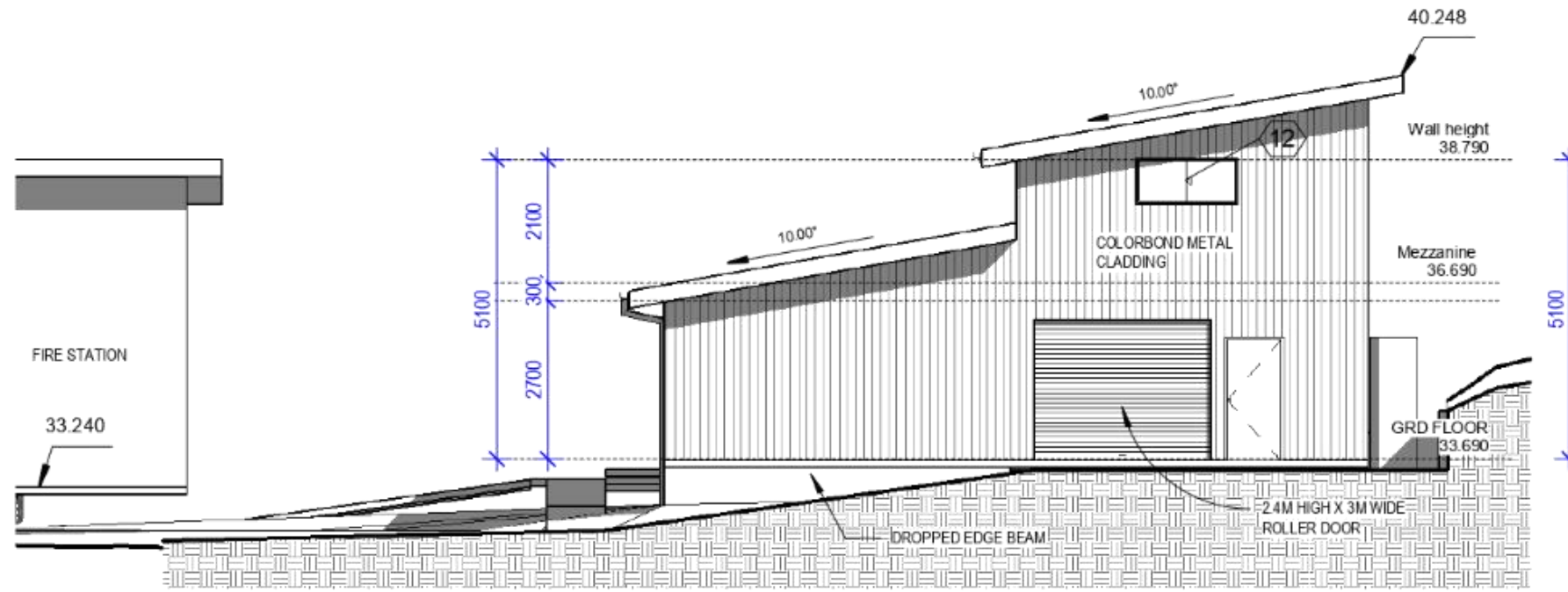
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				SHEET TITLE: FLOOR PLAN	SHEET NO: 5
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Mezzanine

1 : 100

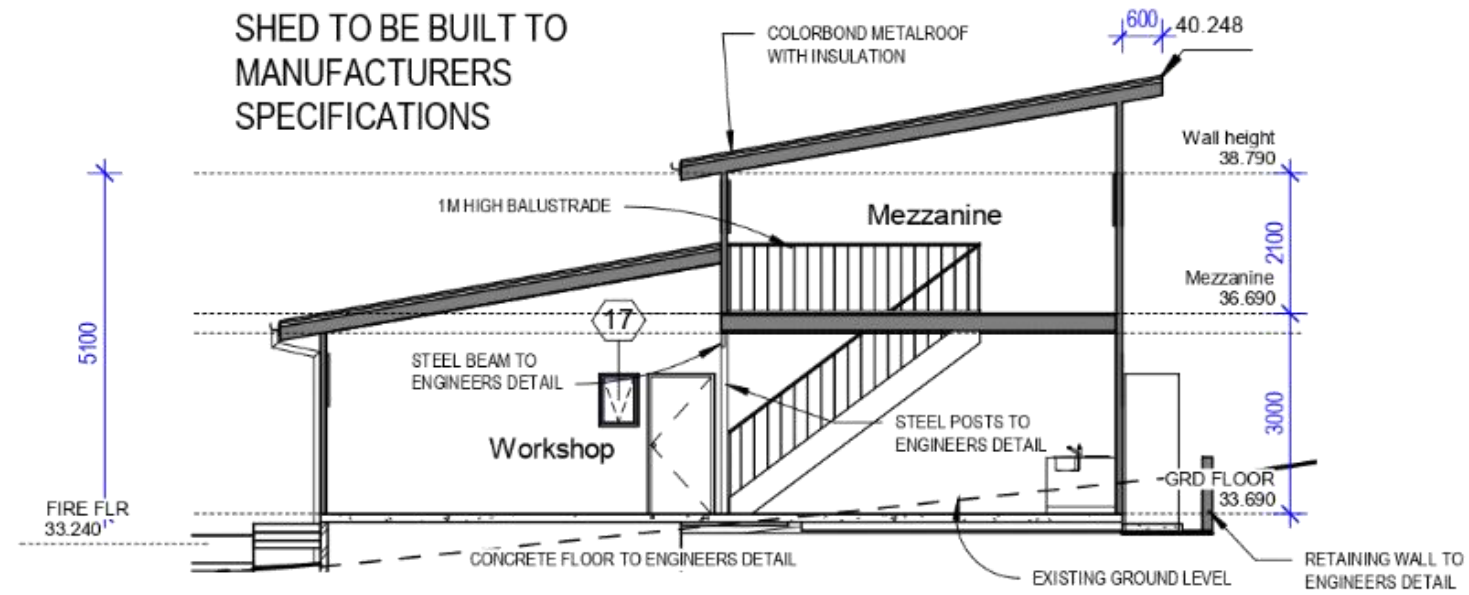
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				SHEET TITLE: MEZZANINE	SHEET NO: 6



NORTH EAST ELEV


1 : 100

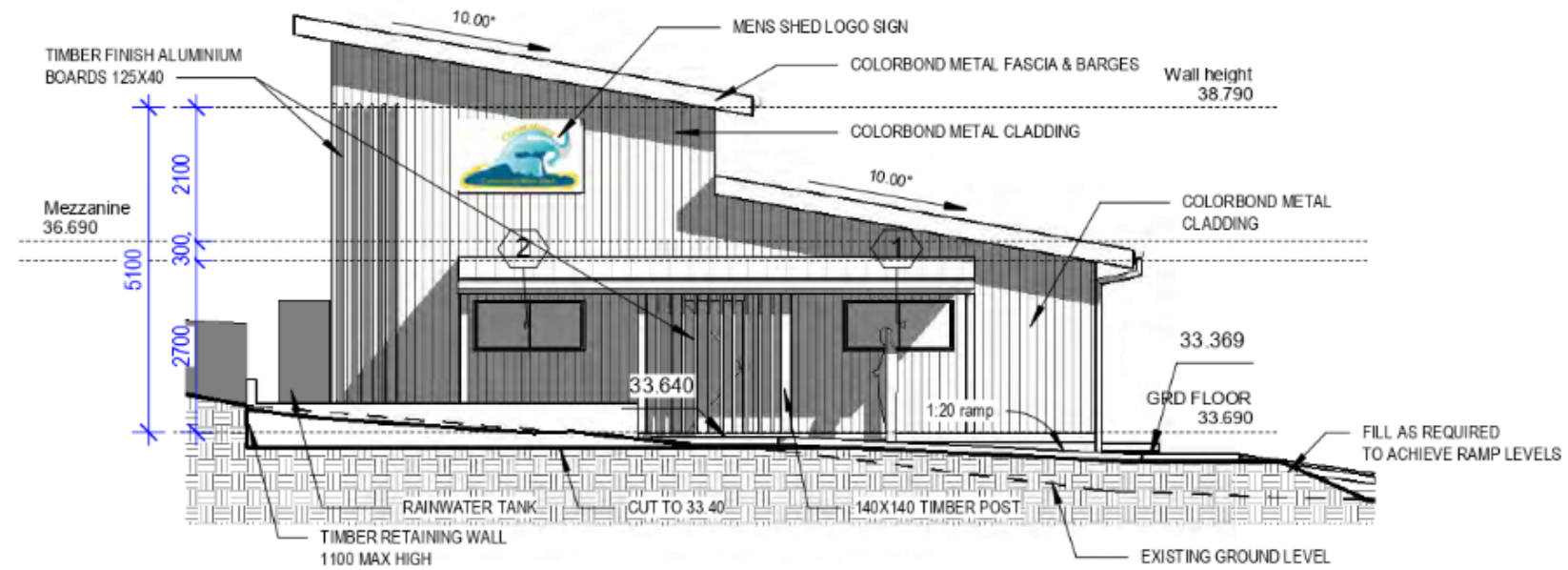
SHED TO BE BUILT TO
MANUFACTURERS
SPECIFICATIONS



Section 2

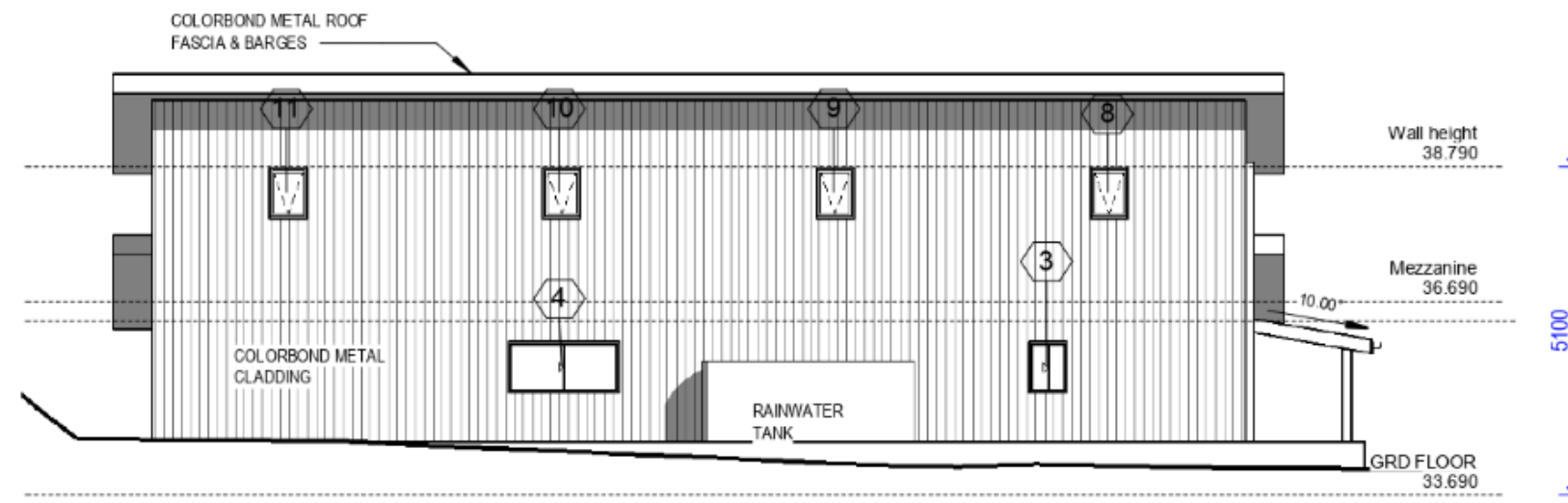
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SOUTH WEST ELEV

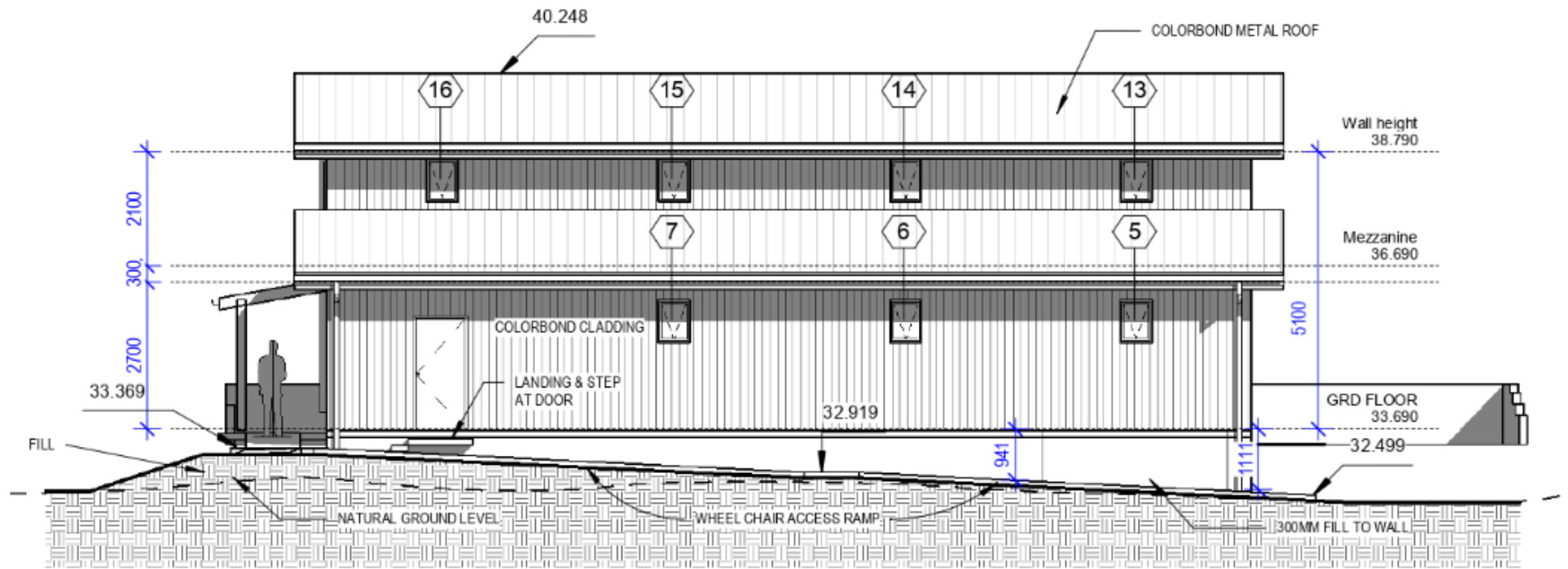
1 : 100



NORTH WEST ELEV

1 : 100


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				SHEET TITLE: ELEVATIONS 1	SHEET NO: 8

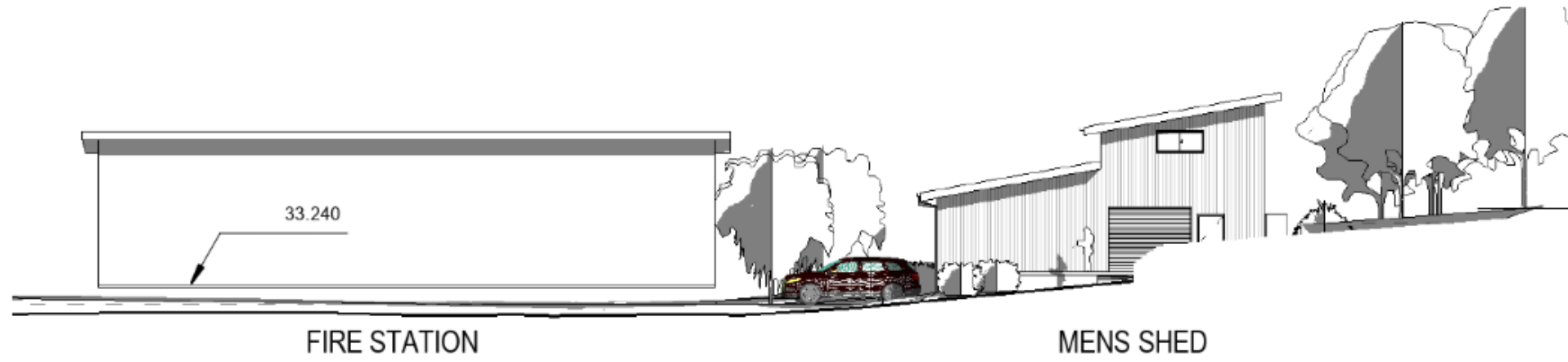


SOUTH EAST ELEV

1 : 100

Window Schedule					
Window No.	Height	Width	Glazing	Description	Head Height
1	790	1731		Aluminium Sliding Window	2100
2	790	1731		Aluminium Sliding Window	2100
3	790	589		Aluminium Sliding Window	2400
4	790	1731		Aluminium Sliding Window	2400
5	790	589		Aluminium Awning Window	2400
6	790	589		Aluminium Awning Window	2400
7	790	589		Aluminium Awning Window	2400
8	790	589		Aluminium Awning Window	2100
9	790	589		Aluminium Awning Window	2100
10	790	589		Aluminium Awning Window	2100
11	790	589		Aluminium Awning Window	2100
12	790	1731		Aluminium Sliding Window	1651
13	790	589		Aluminium Awning Window	1490
14	790	589		Aluminium Awning Window	1490
15	790	589		Aluminium Awning Window	1490
16	790	589		Aluminium Awning Window	1490
17	790	589		Aluminium Awning Window	2100

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				SHEET TITLE: ELEVATIONS 2	SHEET NO: 9




NORTH EAST VIEW

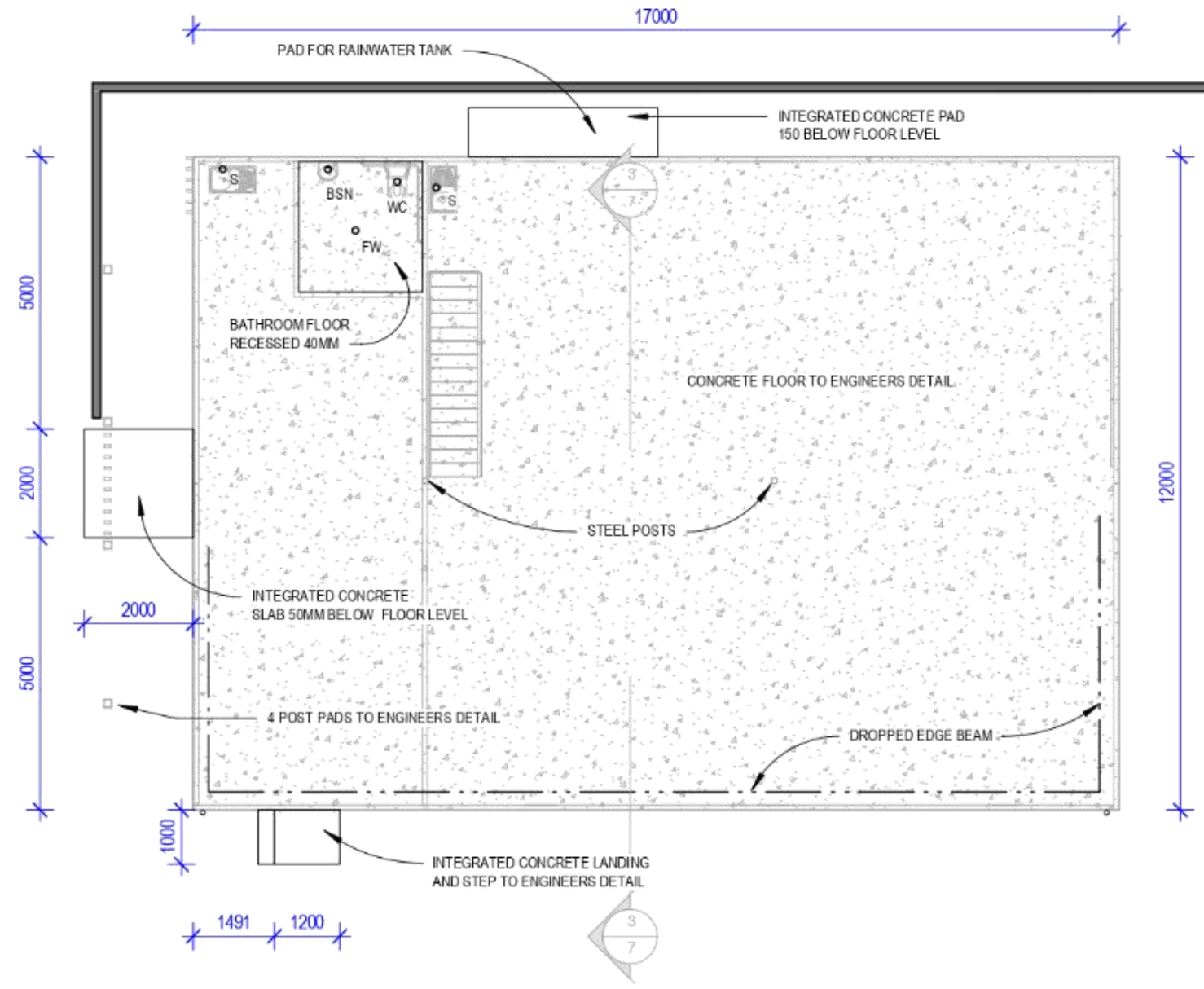
1 : 200



SOUTH WEST VIEW


1 : 200

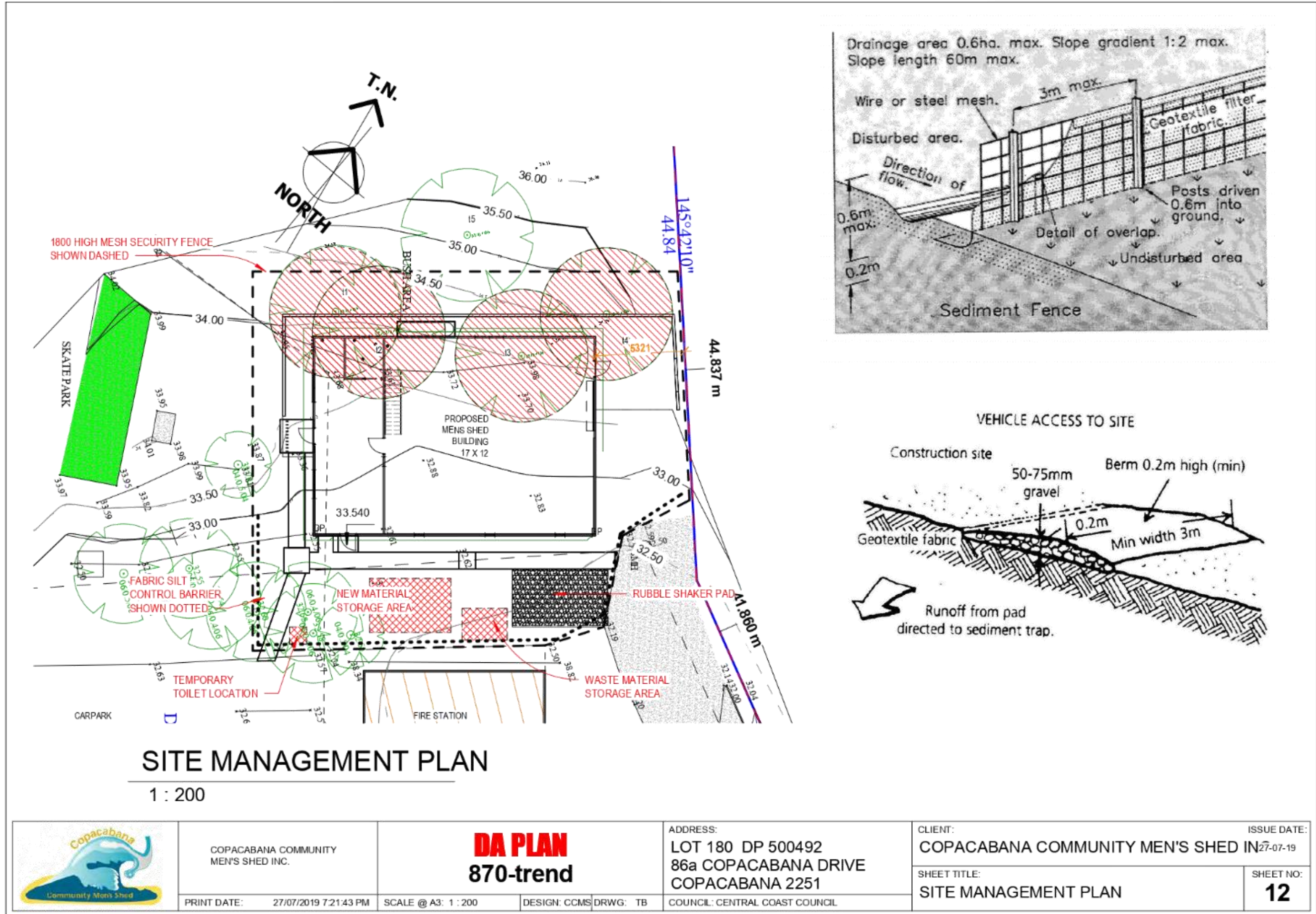
	COPACABANA COMMUNITY MEN'S SHED INC.	<p style="text-align: center;">DA PLAN 870-trend</p>	ADDRESS: LOT 180 DP 500492 86a COPACABANA DRIVE COPACABANA 2251	CLIENT: COPACABANA COMMUNITY MEN'S SHED INC	ISSUE DATE: 27-07-19
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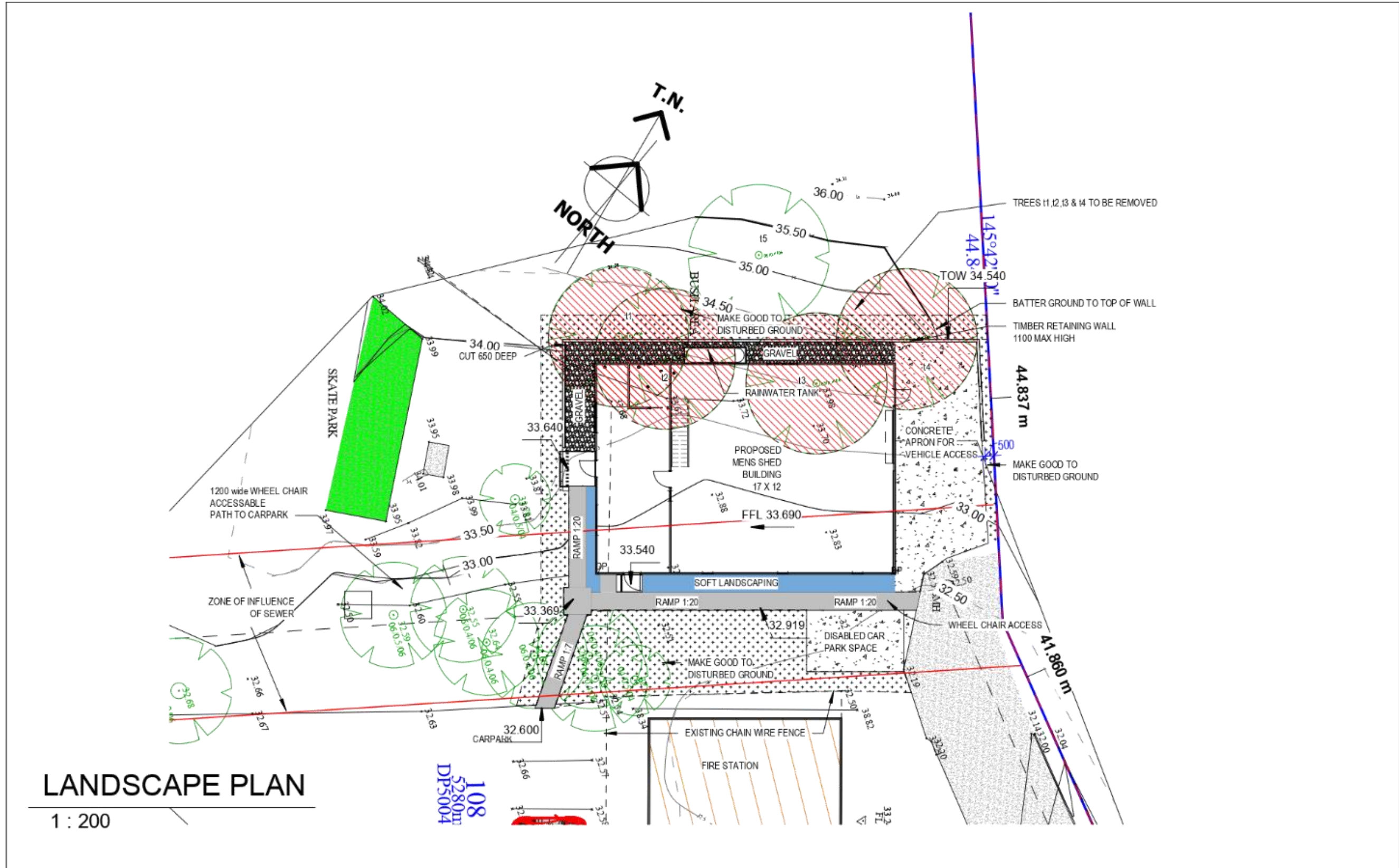


SLAB PLAN

1 : 100


	COPACABANA COMMUNITY MEN'S SHED INC.	<p style="text-align: center;">DA PLAN 870-trend</p>	ADDRESS: LOT 180 DP 500492 86a COPACABANA DRIVE COPACABANA 2251	CLIENT: COPACABANA COMMUNITY MEN'S SHED INC	ISSUE DATE: 27-07-19
	PRINT DATE: 27/07/2019 7:21:42 PM		SCALE @ A3: 1 : 100	DESIGN: CCMS DRWG: TB	COUNCIL: CENTRAL COAST COUNCIL





LANDSCAPE PLAN
1 : 200

108
5280m
DP5004

	COPACABANA COMMUNITY MEN'S SHED INC. PRINT DATE: 27/07/2019 7:21:43 PM	DA PLAN 870-trend SCALE @ A3: 1 : 200	ADDRESS: LOT 180 DP 500492 86a COPACABANA DRIVE COPACABANA 2251 COUNCIL: CENTRAL COAST COUNCIL	CLIENT: COPACABANA COMMUNITY MEN'S SHED INC.	ISSUE DATE: 27-07-19
				SHEET TITLE: LANDSCAPE PLAN	SHEET NO: 13

Item No: 3.3
Title: DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community

Department: Environment and Planning

6 August 2020 Local Planning Panel Meeting

Reference: F2020/00812 - D14094125
Author: Robert Eyre, Principal Development Planner South
Approver: Ailsa Prendergast, Section Manager, Development Assessment South

Summary

An application has been received for an Integrated Staged Residential Land Lease Community comprising 202 sites, community facilities, roads and infrastructure, landscaping, and demolition of existing structures.

The application has been examined having regard to the matters for consideration detailed in section 4.15 of the Environmental Planning and Assessment Act and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

The application is required to be reported to the Local Planning Panel for determination due to the number of submissions. The proposed development was notified with exhibition closing on 20 February 2020. 120 submissions were received plus petitions with a total of 4,388 signatures.

Applicant	Choice Living Avoca Development Pty Ltd
Owner	Choice Living Avoca Development Pty Ltd
Application No	DA57698/2019
Description of Land	Lot A DP449600, Lots 2, 3 and 9 DP976799, Nos 255, 255A,255B Avoca Drive Kincumber, and 19 Picketts Valley Road Picketts Valley.
Proposed Development	Integrated Staged Residential Land Lease Community comprising 202 sites, community facilities, roads and infrastructure, landscaping, and demolition of existing structures (Caravan Park)
Site Area	24.12ha
Zoning	E4 Environmental Living
Existing Use	Dwelling houses, agriculture
Employment Generation	No
Estimated Value	\$19,739,800.00

Recommendation

- 1 That, having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues, the Local Planning Panel refuse the application for the following reasons:**
- a) The proposed development is prohibited under the provisions of the *Gosford Local Environmental Plan 2014* as the proposed development does not comply with the definition of 'caravan park' nor 'manufactured home estate' and is therefore prohibited under the provision of the current 'E4 Environmental Living';**
 - b) The proposed development does not comply with the provisions of Clause 6 of *State Environmental Planning Policy No 36- Manufactured Home Estates*.**
 - c) The proposed development for a caravan park is a prohibited use under the draft *Central Coast Local Environmental Plan 2018* which applies to the subject land.**
 - d) The proposed development is not consistent with the objectives of the E4 *Environmental Living* zone under the provisions of the *Gosford Local Environmental Plan 2014*, particularly: the proposed development does not provide for low impact development in an area of special ecological and aesthetic value; the proposed development would result in an adverse impact on the area in terms of ecological and aesthetic values; the proposed development is not of a scale and character that is compatible with the area nor the future desired character of the area.**
 - e) The proposed development results in significant cut and fill, earthworks, removal of vegetation on the site which impacts the ecological values, visual and scenic quality of the area.**
 - f) The proposed development will result in additional stormwater run-off and increased downstream flooding.**
 - g) The residential density is not consistent with the objectives of the E4 zone nor compatible with the physical and environmental constraints of the site.**
 - h) The site is not suitable for a caravan park nor a manufactured home estate due to the landscape, scenic and ecological qualities which should be preserved.**
 - i) The proposed development does not protect the environment surrounding the proposed development for a manufactured home estate as required under Clause 2(1) of *State Environmental Planning Policy No 36- Manufactured Home Estates*.**
 - j) Lack of information to properly assess potential contamination, road works within the site, ecology impacts, heritage impacts, waste impacts, soil and water management, emergency and construction access, and tree retention.**
 - k) The proposal is an overdevelopment of the site, inconsistent with the current and future desired character of the locality and approval is not in the public interest.**
- 2 That Council advise those who made written submissions of the Panel's decision.**

3.3 DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community (contd)

3 That the Council advise external authorities of the Panel's decision.

Precis:

Proposed Development	Integrated Staged Residential Land Lease Community comprising 202 sites, community facilities, roads and infrastructure, landscaping, and demolition of existing structures (Caravan Park)
Permissibility and Zoning	E4 Environmental Living (<i>Gosford Local Environmental Plan 2014</i>)
Relevant Legislation	<ul style="list-style-type: none"> • <i>Environmental Planning & Assessment Act 1979 – Section 4.15</i> • <i>Local Government Act 1993 – Section 68 and 89</i> • <i>State Environmental Planning Policy (Coastal Management) 2018</i> • <i>Gosford Local Environmental Plan 2014</i> • <i>Gosford Development Control Plan 2013</i> • <i>Local Government Act 1993 - Section 68</i> • <i>Fisheries Management Act 1994</i> • <i>Heritage Act 1977</i> • <i>Protection of the Environment Operations Act 1997</i> • <i>Roads Act 1997</i> • <i>Rural Fires Act 1997</i> • <i>Water Management Act 2000</i> • <i>State Environmental Planning Policy (Infrastructure) 2007</i> • <i>State Environmental Planning Policy (State and Regional Development) 2011</i> • <i>State Environmental Planning Policy No 21-Caravan Parks</i> • <i>State Environmental Planning Policy No 36-Manufactured Home Estates.</i> • <i>State Environmental Planning Policy No55-Remediation of Land</i>
Current Use	<ul style="list-style-type: none"> • Dwelling houses and agriculture
Integrated Development	<ul style="list-style-type: none"> • Natural Resources Access Regulator (NRAR) • NSW Primary Industries (NSW Fisheries) • NSW Rural Fire Service (NSW RFS)
Submissions	120 submissions plus petitions with 4,388 signatures

The Site

3.3 DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community (contd)

The site is an irregular shape and consists of four (4) existing allotments identified as Lot A DP449600, Lots 2, 3 and 9 DP976799, (255, 255A & 255B Avoca Drive Kincumber, and 19 Picketts Valley Road Picketts Valley).

The site is located on the northern side of Avoca Drive between Picketts Valley Road and Melville Street, Kincumber having a 154 metre frontage to Avoca Drive, and a 82 metre frontage to Picketts Valley Road.

The land is undulating with varying slopes to 20% and is dissected by two watercourses which traverse the property in a generally east-west orientation (there is also existing dam/water storage on site). The levels vary from about RL 40m at the southern side boundary with Avoca Drive, falling away to the north to about RL 6m at the first watercourse. The elevation rises again to about RL 40m near the centre of the site then falls away (to about RL 6m) at the second watercourse, rising again to (about RL 30m) at the northern side/ rear of the site.

Past use of the land has been generally agricultural with dwelling houses. The site contains 3 existing dwelling houses, sheds, stables, an access driveway from Avoca Drive. One dwelling house and the dam are located at the southern end of the site, with the remaining dwelling houses, sheds, and stables located approximately in the centre of the site between the 2 watercourses/creeks.

The rear of the site and frontage to Picketts Valley Road is heavily vegetated, with the remainder of the site having scattered stands of vegetation.

The site is identified as "bushfire prone land". A Bushfire Assessment Report prepared by Peterson Bushfire (Reference 17033 dated 29 November 2019) was submitted with the application recommending the proposal comply with varying BAL levels with the highest being BAL-19 for 7% of the dwellings.



Figure 1-Locality Plan

Surrounding Development

The site is located about 2.5km east of the Kincumber shopping centre and about 3.8km west of Avoca Beach.

Adjoining development to the north, east and west comprises small rural holdings, associated dwelling houses and agricultural uses. Land to the south and south-west (opposite side of Avoca Drive) includes residential areas of Kincumber incorporating senior living developments.

The Proposed Development

The proposal comprises:

- Demolition of existing structures on the site.
- De-watering and filling in of the existing small farm dam.
- De-watering and reshaping of dam on southern watercourse to revert to a watercourse.
- Bulk earthworks. Preliminary road plans submitted indicate cut up to 5.44m and fill up to 7.53m. This results in a total cut volume of 145,512m³, fill of 163,400m³, and a shortfall of 17,888m³ to be imported into the site.

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- Construction of three (3) water quality basins.
- Construction of 202 long-term sites for future housing (Stage 1: 56 homes; and Stage 2: 146 homes).
- 2 short term caravan sites and caravan parking/storage area.
- Construction of community facilities including sales centre, club house (including caretakers residence), indoor swimming pool, tennis court, bowling green, putting green, village green, community garden, yoga deck.
- Construction of intersection of access driveway with Avoca drive and internal driveways.
- Realignment of southern existing watercourse crossing and upgrade of road and culvert.
- Services, including sewer.
- Landscaping.

Documentation submitted in support of the application states that the development aims to '*appeal to the premium end of the manufactured home estate (MHE) market*'. The development will include community and social facilities for the use of residents.

The applicant also advises the application for the moveable dwellings will be lodged separately under Section 68 of the *Local Government Act 1993*.



Figure 2-Proposed Development

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HISTORY

Council's records show that the following applications were previously lodged on this site:

DA16548/1992 - 6 lot community title subdivision

DA16548/1992 for a 6 lot community title subdivision was approved on 9 November 1993. This consent has lapsed.

Pre-DA Meeting (May 2018) - Seniors Living Development

On 10 May 2018 a pre-DA meeting was held with Council for a senior living development on the site. The meeting identified that a retirement village/senior living development was a prohibited use under the *Gosford Local Environmental Plan 2014* and the *State Environmental Planning Policy (Senior Living)*.

A further pre-DA meeting was held on 5 September 2019 for a caravan park on the site consisting of about 210 sites in the form of manufactured homes with community facilities and associated infrastructure. The applicant was advised at that time that;

'The proposed caravan park is a prohibited use under the draft Central Coast Local Environmental Plan 2018. It is likely that Council will not support the proposal due to the draft plan being imminent, the density proposed, impact on scenic values of the site, and inconsistency with the objectives of the E4 zone. A caravan park should not be a quasi-retirement village, particularly due to the site constraints of this site. The proposal will also have to comply with the definition of 'caravan park'.

Assessment

Having regard for the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other statutory requirements, the assessment has identified the following key issues, which are elaborated upon for Council's information. Any tables relating to plans or policies are provided as an attachment.

Permissibility

The applicant sets out (see page 16 onwards of the Statement of Environmental Effects supporting the application) that the proposed development is permitted on the land by virtue of 'caravan parks' being a permitted use within the zone under the provisions of the *Gosford Local Environmental Plan 2014*.

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It is the view of Council that:

- Although 'caravan park' is a permitted use within the current zone, the consent authority must also consider the provisions of *State Environmental Planning Policy No 36 – Manufactures Home Estates* and the emerging *Draft Central Coast Local Environmental Plan 2018*;
- A manufactured home estate may not be carried out on land with an E4 Environmental Living (as set out in *State Environmental Planning Policy No 36 – Manufactures Home Estates*); and
- The of the *Draft Central Coast Local Environmental Plan* (LEP) is a matter for consideration under Section 4.15 of the *Environmental Planning & Assessment Act 1979*. Under the provisions of the Draft Central Coast LEP, the land is proposed to retain the *E4 Environmental Living zoning*. Further, 'caravan parks' are not permissible in the E4 zone under the provisions of the Draft Central Coast LEP

The applicant does not agree with this opinion. In the event that the Local Planning Panel, as determining authority, consider that the application is permitted within the zone, Council has provided a full assessment of the proposal which highlights issues with the proposal notwithstanding the permissibility argument.

Provisions of Gosford Local Environmental Plan 2014

The subject site is zoned *E4 Environmental Living* under *Gosford Local Environmental Plan 2014*. A caravan park is permissible in the zone with consent of Council. A manufactured home is permitted within a caravan park.

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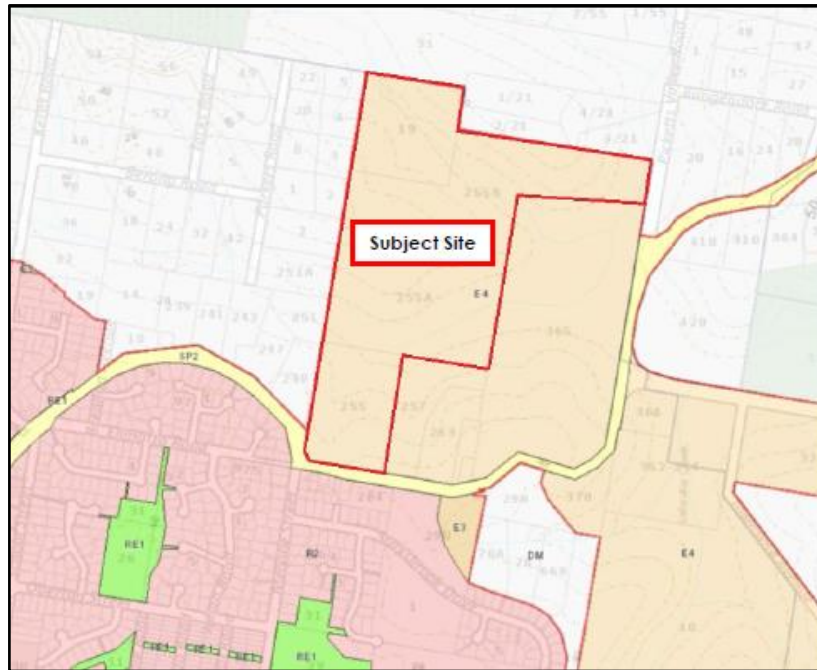


Figure 3-Zoning Plan

The following definitions from the Gosford Local Environmental Plan 2014 re relevant:

Caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

and

Moveable dwelling means—

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.

and

Manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom and living area and that also includes toilet and laundry facilities), being a dwelling-

- (a) that comprises one or more major sections, and
 - (b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the Road Transport Act 1909,
- and includes any associated structures that form part of the dwelling.

Provisions of State Environmental Planning Policy No.36-Manufactured Home Estates.

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Clause 6 of *State Environmental Planning Policy No 36* provides that development for the purpose of a manufactured home estate may be carried out pursuant to the policy on any land on which development for the purposes of a caravan park may be carried out except land within one or more of the categories described in Schedule 2 of the SEPP. Schedule 2 includes land identified by the description **environmental protection**.

Clause 2.1 of GLEP 2013 identifies the following zones as Environmental Protection zones;

- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living**

A manufactured home estate therefore may not be carried out on E4 zoned land and is prohibited under SEPP 36.

Under the SEPP, a *manufactured home* is defined as follows:

'manufactured home means a self-contained dwelling (that is, a dwelling that includes at least 1 kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

- (a) that comprises 1 or more major sections that are each constructed, and assembled, away from the manufactured home estate and transported to the estate for installation on the estate, and
- (b) that is not capable of being registered under the Traffic Act 1909, and includes any associated structures that form part of the dwelling.'

Under Section 68 of the *Local Government Act 1993* the operation of a 'Caravan Park' as defined in the Act, and the installation of a 'manufactured home or moveable dwelling' requires approval.

However, under Section 74 (5) of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, exemptions to approvals are provided for the installation of a relocatable home (defined as a manufactured home or moveable dwelling) or associated structure on a dwelling site within a caravan park, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 4 of the *Reg 2005* and with the consent of the holder of the approval to operate the caravan park.

The proposed includes two-storey homes and Clause 74 (7) states this exemption does not apply for any installation of a relocatable home over one-storey in height.

The proposed has been assessed against Clauses 85-160 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings)*

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Regulation 2005. The proposed complies with all clauses, except Clause 135 which states homes are to be constructed and assembled off-site. The proposal wishes to manufacture the homes on-site. Councils Environment and Public Health team does not support this proposal.

The proposal to construct dwelling houses on site will not result in the homes being relocatable as they will be fixed on site. This is therefore not a caravan park or manufactured home estate.

Clause 9 of the SEPP also states that Council may grant consent for a manufactured home estate pursuant to the policy only if it is satisfied that the development will not have an adverse effect on any waterway or land having special landscape, scenic or ecological qualities, which is identified in any environmental planning instrument applying to the land. Given the proposed density of the proposed development, proximity to waterways, the extent of earthworks and tree clearing, Council cannot be satisfied in this case that the proposed development will not have an adverse effect on the waterways and environment of the site and adjoining lands.

Provisions of the Draft Central Coast Local Environmental Plan 2018

The *Draft Central Coast Local Environmental Plan (LEP) 2018* applies to the subject land.

Under the provisions of the *Draft Central Coast LEP* the subject land retains *E4 Environmental Living* zone. However, under the provisions of the *Draft Central Coast LEP* the development of a 'caravan park' is a prohibited use under the proposed *E4 Environmental Living* zone.

The following comments on the draft Plan are provided from Council's Strategic Planning Unit in respect of the Draft LEP

Background

On 12 May 2016, a proclamation to merge the former Gosford City and Wyong Shire Councils and form the Central Coast Council was announced by the Department of Premier and Cabinet. At the same time, the NSW State Government issued *Guidance for Merged Councils on Planning Functions*. These guidelines recommended Council analyse the differences in the current planning controls.

On 23 November 2016 Council resolved to prepare a Planning Proposal to consolidate the provisions of the environmental planning instruments which operates across the Central Coast Local Government Area (LGA).

Exhibition Information

Draft Central Coast LEP was publicly exhibited from **6 December 2018 to 28 February 2019**.

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The Planning Proposal exhibited in support of the draft LEP included a section titled “CCLEP Part 2 – Permitted or Prohibited Development”, which compared the provisions of *Wyong LEP 2013* and *Gosford LEP 2014* and contained the following relevant information:

In some circumstances, Principle 5 – Permissibility Retention has not been able to be applied. This is because, in some instances, the application of zones between the two former LGAs has been different. For example, the E4 Environmental Living zone in the former Wyong LGA was generally applied for the purposes of larger lot residential development in environmentally sensitive locations. While in the former Gosford LGA, the E4 Environmental Living zone was applied to enable tourist development in environmentally sensitive locations. Therefore, some land uses have been found to not always align, and may be inappropriate for application over the entire Central Coast LGA

Issue 2: Permissibility of Bee keeping; Caravan Park, Camping ground; Educational establishment; Farm stay accommodation; Horticulture; Hotel or motel accommodation; Pub; Recreation area; Recreation facility (indoor); Recreation facility (outdoor); Registered club; Restaurant or café; Serviced apartment; and Tourist and visitor accommodation	
Relevant Principle: Principle 5 – Permissibility Retention	
Justification	Action/Recommendation
Caravan park, camping ground, farm stay accommodation, Hotel or motel accommodation, pub, recreation facility (indoor), recreation facility (outdoor), registered club, restaurant or cafe, serviced apartment, and tourist and visitor accommodation (group term) are permitted with consent in the GLEP 2014 and prohibited in the WLEP 2013. These uses are inconsistent with the objectives of the zone, which is predominantly for residential development in special ecological landscapes and may detract from the character of the zone. These uses are also likely to increase traffic, noise and impact on the amenity. Any existing uses with development	Prohibit Caravan Park; camping ground Farm stay accommodation; Horticulture; Hotel or motel accommodation; Pub; Recreation facility (indoor); Recreation facility (outdoor); Registered club; restaurant or café; Serviced apartment; Tourist and visitor accommodation and Existing Caravan Parks and Manufactured Home Estates will be included in Schedule 1 Additional Permitted Uses.

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<p>consent will retain existing use rights. In relation to existing Caravan Parks, these are to be included in Schedule 1 Additional Permitted Uses and the associated Map. Horticulture is not considered an appropriate use within the E4 zone and is inconsistent with the objectives of this zone. The objective is predominantly for residential development in special ecological landscapes. The proposed lot size within the E4 zone of 2ha is also not supportive of this use.</p>	
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Exhibition Outcome

Council received 756 written submissions from the public in response to the exhibition of the draft CCLEP and draft CCDCP (which was concurrently exhibited). A review of the submissions indicates:

- No submission being submitted relating specifically to any of the properties that are the subject of the application; and
- A submission was received from the applicant for the subject development application. In this submission there was no commentary relating to the permissibility of caravan parks in the E4 zone though there was a request to include 'function centres' as a permissible land use in the E4 zone.

Current Status – Report to Council

Council considered a planning report on the draft Plan at its meeting on 9 March 2020 and deferred the draft Plan for further consideration. This does not impact the current application where a caravan park is to be a prohibited use in the proposed E4 zone.

The draft Plan also includes savings provisions that provide for an application lodged before the making of the draft Plan, that the application must be determined as if the draft Plan had not been made.

The draft Plan is a matter for consideration under s4.15(1) of the *Environmental Planning and Assessment Act 1979*. How much weight should be given to a draft LEP depends on whether the draft Plan is imminent, and the public interest in approving a development which is proposed to be prohibited. In this regard the following points should be considered:

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- The weight to be given to each head of consideration in s4.15(1) of the EPA Act is a matter for the consent authority.
- The case law is to the effect that the weight to be given to a draft instrument will be greater, the more 'certain and imminent' it's making (*Terrace Tower Holdings v Sutherland Shire Council* [2003] NSWCA 289 (**Terrace Towers**)).
- A draft instrument is generally considered to be 'imminent and certain' where it has been approved by the planning authority and sent to the Minister to be made.
- By contrast, a draft instrument which has not been the subject of public consultation will generally be given less weight than one that has been the subject of public consultation.
- As the Draft LEP has been publicly exhibited, it should be given significant weight.

In *Terrace Tower Holdings Pty Limited v Sutherland Shire Council* [2003] NSWCA 289, the Court held that

'...The purpose of a draft instrument is entitled to be given significant weight in deciding whether to reject an application brought under a pre-existing planning instrument that would undermine the draft instrument's purpose in a substantial way.'

The draft Plan will prohibit caravan parks on E4 zoned land. The applicant was aware of this during the exhibition of the draft plan and prior to the lodgement of the application.

It is not in the public interest to approve a use which has been identified as not suitable on E4 zoned land and will prejudice the making of the draft Plan and future planning objectives for the area. It is considered the draft plan must be given significant weight and the application should be refused.

Approval of the proposed development would undermine the draft LEP purpose to limit development on E4 zoned land in a substantial way so as to negate the whole purpose of environmental protection of the E4 zoned land. It must also be noted that no public submission was received objecting to the proposed E4 zoning of the land and or that caravan parks should be retained as a permissible use with consent in the zone.

There is a public expectation that the draft plan will prohibit caravan parks on E4 zoned land and on this site.

State Environmental Planning Policy No 21-Caravan Parks.

The proposed development seeks consent for 202 long term movable dwelling sites. The applicant advises that the proposed development does not specifically target the tourist market but provides for over 50s as well as 2 sites for caravan/motorhomes on a short term stay basis.

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Pursuant to clause 10 of SEPP 21, the following matters must be considered by Council prior to determination;

(a) whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence.

Council Comment: The site is located in close proximity to the Kincumber shopping centre facilities for potential long term residents.

The site is not located in close proximity to recreational tourist facilities such as beaches or other tourist facilities within walking distance of the site.

The topography of the site is steep with 2 watercourses through the site and covered in a large number of trees. The site is not considered suitable for a caravan park as evident by the extent of cut/fill/earthworks and tree clearing required.

(b) whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence.

Council Comment: There are a number of existing tourist and visitor accommodation facilities in the Kincumber/Avoca Beach and other areas. The proposed development will not displace existing tourist accommodation. As the proposed development is to be occupied by over 50s on long term leases, it is not a caravan park nor tourist venture.

The existing and proposed E4 zone permits Eco-tourist facilities with consent.

Eco-tourist facility means a building or place that—

(a) provides temporary or short-term accommodation to visitors on a commercial basis, and

(b) is located in or adjacent to an area with special ecological or cultural features, and

(c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

The site is more suited to development for an eco-tourist facility which would not require such extensive disturbance. This could be carried out by well-placed cabins, at a much lower density than proposed, and appropriate facilities to preserve the natural environment.

(c) whether there is adequate low-cost housing, or land available for low cost housing, in that locality.

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Council Comment: The application proposes that the proposed development is aimed at the premium end of the residential land lease community market. That is, the value of the land lease and dwelling will be greater than that for the average home or senior living dwellings in the area. That is, it is an up market housing estate which is not consistent with the aims of the SEPP for a caravan park.

(d) whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park.

Council Comment: The proposed development includes on site facilities and is located in close proximity to shopping and services at Kincumber.

(e) *any relevant guidelines issued by the Director.*

Council Comment: None known

(f) *the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

Council Comment: This section was repealed in 1995 and replaced by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005*. Clause 41 states

41 Manufactured homes to be constructed and assembled off-site

(1) A manufactured home must not be installed on a dwelling site unless each major section of the home has been constructed and assembled at, and transported to the manufactured home estate from, a place of manufacture outside the manufactured home estate.

(2) However, the fixing of cornices, the setting of wall lining joints, the fitting of skirting boards and architraves and the grouting of tiles may be done on the dwelling site.

The proposed houses are mainly to be constructed on-site and are not capable of being moved as a caravan or moveable dwelling is intended to.

State Environmental Planning Policy No 55-Remediation of Land.

The application has not submitted an assessment of potential contamination of the site and the suitability of the site for the proposed development.

The application states that there are 5 areas of environmental concerns from past construction waste, buildings, and septic tanks. The applicant recommends that assessment

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of contamination be carried out as a condition of consent such as prior to the issue of a construction certificate.

This is not agreed to as the consent authority must be satisfied that the site is suitable for the proposed use, which in this case is over 50s residents.

Council's Environmental Health Officer does not support this recommendation and such information/investigation should have been carried out prior to lodgement of the application to determine the suitability of the site and site planning.

Gosford Local Environmental Plan 2014 – Zone Objectives

The land has a current zoning of E4 Environmental Living under the provisions of the Gosford Local Environmental Plan 2014. The objectives of the zone are:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
- To provide land for low-impact tourist-related development that is of a scale that is compatible with the special ecological, scientific or aesthetic values of the area.
- To ensure that development is compatible with the desired future character of the zone.

The proposed development does not comply with the objectives of the zone for the following reasons:

- The proposal is not a low impact residential development. It involves significant cut and fill, significant tree removal, and a density more consistent with a R2 zone.
- The proposal impacts the ecological and biodiversity values of the site and locality.
- The proposal is not a low impact tourist related development and is not compatible with the special ecological, aesthetic and historical value of the site. The proposed development is a quasi- senior living development.
- The proposal is not compatible with the desired future character of the zone and area due to the density and impact on the environment.

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Gosford Local Environmental Plan 2014 Clause 7.1 - Acid Sulfate Soils

This land has been identified as containing potential Acid Sulfate Soils on mapping held by Central Coast Council. As such, the matters contained in clause 7.1 of *Gosford Local Environmental Plan 2014* have been considered.

The site contains Class 5 Acid Sulfate Soils and the site is not located within 500m of class 1-4 land. In this instance, the proposal works are not considered to impact on Acid Sulfate Soils.

Gosford Local Environmental Plan 2014 Clause 7.2 - Flood Planning

The land has been classified as being under a "flood planning level" and subject to the imposition of a minimum floor level. The development is considered satisfactory in respect to clause 7.2 of *Gosford Local Environmental Plan 2014* in that a minimum floor level could be imposed on habitable dwellings.

Two watercourses or creeks flow through the site and into Avoca Lagoon, being Saltwater Creek and an unnamed watercourse.

The applicant has submitted a Flood Impact Assessment based on the 1% AEP and PMF events. The Assessment indicates that all proposed lots/buildings are above the PMF and the creek crossing is above the 1% AEP event/level. The Assessment also indicates that the proposed development results in a net increase in flood storage on the site and does not result in cumulative off-site impacts of increased flooding by more than 0.01m as per the Floodplain Development Manual (FDM 2005) requirements.

Council's Flooding Engineer has assessed the applicant's Flood Impact Assessment and does not accept the conclusions in the report and advises a series of recommendation, as follows:

Recommendation 1:

The WBNM model should be set up as an independent check on the TUFLOW model, with the inclusion of storages at major waterway crossings. Identify what storage has been modelled in the hydrologic model, and what the influence of shorter duration events has on the peak 1% flow. For example typically the PMF is 2.5 – 3 times greater than the 1% event peak flow (Rather than 4.8 times greater?). The WBNM model (inclusive of storages) should be used to compare hydrographs at key locations. The location of the inflow position of flows into the TUFLOW model should also be provided. Results for the full range of durations tabulated should clearly indicate critical durations have been determined. Provide the pre and post developed flows prior to the flows entering the storage. What is the increase in runoff as a result of the development? What is the influence of the storage provided?

Recommendation 2:

It needs to be demonstrated that the modelling undertaken, correctly reflects the impacts of urbanisation by identifying flow increases and reduced lag. Identify how and where flows have been applied to the hydraulic model. If flows are being applied aerially then further consideration of the use of surface roughness needs to be addressed and how buildings are accounted for.

Recommendation 3:

A time series plot of the flows and level of hazard over the overtopping roadway is to be provided. Similarly flows through the culvert should also be plotted in time. This should guide the provision of an extreme flood warning sign at the crossing alerting to the fact that in extreme events the roadway is impassable and extreme hazardous.

Recommendation 4:

All model files are to be provided for review including the hydrologic model (WBNM) and hydraulic model (TUFLOW).

Gosford Development Control Plan 2013 Chapter 2.1-Character

Within Chapter 2.1 of the *Gosford Development Control Plan (DCP) 2013* the site is identified as being located within *Unit 13-Scenic Buffer* of the *Kincumber Precinct*. The desired character for this area, as set out in the DCP is:

'These should remain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.

Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges. Along creeks, ridges, slopes or road frontages, conserve all mature bushland remnants that provide scenically-prominent backdrops visible from any road or nearby property. Limit intrusion of structures upon their landscape setting by concentrating new buildings and pavements in existing clearings. Use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, particularly on elevated slopes or near bushland.

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between

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desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees.

Maintain the informal character of existing semi-rural hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through such as traditional post-and-rail designs. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy. Noxious or environmental weeds must not be planted, and existing infestations should be controlled.

In order to minimise their scale and bulk, all new structures that would be visible from a road or nearby property should reflect the modest character and simple articulation of traditional farm buildings. For example, divide floorspace into a series of linked pavilion structures or wings of rooms that are surrounded by landscaped courtyards, and preferably, provide parking in carports or separate garages. Roofs should be simple hips or gables without elaborate articulation, gently-pitched to minimise the height of ridges and flanked by wide eaves or extensive verandahs to disguise the scale of exterior walls. (In bushfire prone areas, verandahs, roofs and suspended floors must be screened to prevent the entry of sparks and flying embers.)

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves. Any commercial signs should be limited in size and number.'

The proposed development is clearly not consistent with the desired character for this area due to the extent of clearing, earthworks, and density of development. The proposed development does not maintain a rural-residential buffer and is essentially a residential development situated within a semi-rural/urban buffer location.

The bulk and scale will be visible from adjoining properties and the bushfire protection measures will result in additional clearing and impact on the ecology of the site.

Gosford Development Control Plan 2013 Chapter2.2- Scenic Quality

As identified within the DCP, the site is located within *Kincumber land unit* of the *East Brisbane Water Geographic Unit*.

The Development Objectives are:

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1. *Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular Environmental/Conservation and Scenic Protection zoned areas.*
2. *Retain current subdivision standards in Environmental/Conservation and Scenic Protection zoned areas to ensure continuing dominance of landscape features over built environment.*
3. *Opportunities for increases in densities and scale are available in urban areas, not subject to visibility constraints or other physical constraints. Visually constrained land includes land viewed from main roads, waterfront areas and land on higher slopes.*
4. *Uses of a retail and commercial nature and associated signage permitted in scenic protection zoned areas to be, where achievable, of a style and scale which reflects the rural nature of the area in which it is located.*
5. *Restrict zoning density of development to current levels on higher visible slopes in urban areas, particularly in steep land zoned areas.*
6. *Continue to attempt to secure lands identified for inclusion in the Coastal Open Space System as part of the visual landscape.*
7. *Proposals for residential and retail/commercial rezonings be preferred where the result will be the consolidation of existing residential and retail/commercial areas rather than the extension of these areas as ribbon development or as incremental extensions into adjoining areas.*
8. *Recognise importance of privately owned Environmental/Conservation zoned land in providing a complimentary land system to and a buffer area for COSS lands.*

The proposed development impacts the scenic quality of this area due to the extent of clearing, earthworks, and density of development. The proposed development does not maintain a rural-residential buffer and is essentially a residential development situated in a semi-rural locality.

The bulk and scale will be visible from adjoining properties and from public spaces (including Avoca Drive). Required installation of Asset Protection Zones for bushfire protection measures will result in additional clearing in the proximity to the development and will impact on the ecology of the site, as well as additional visual impacts.

While part of the northern side of the site is proposed to be retained in its natural state, this will be impacted by clearing required for construction access and bushfire protection. The quantity and quality of this area will be reduced accordingly.

Gosford Development Control Plan 2013 Chapter 3.10-Environmental Controls for Development in Zone E4.

The proposed development is subject to the DCP chapter relating to environmental controls for development in the E4 Environmental Living zone. The Following comments are made against each of the considerations:

(a) Restrict the amount of development on land on slopes greater than 20%.

Council Comment: The site has some areas with slopes in excess of 20% which results in extensive cut and fill for the proposed development.

(b) Maximise retention of existing native vegetation.

Council Comment: The proposed development results in 78% of existing trees to be removed. This may be greater due to compliance with bushfire conditions and impacts of extensive cut and fill. This is not maximising tree retention and does not accord with this aspect of the DCP.

(c) Restrict the amount of cut and fill for buildings to 1 metre.

Council Comment: The proposed development requires significant cut and fill up to approximately 7m, and the importation of fill material. The application contends that the maximum fill and cut is 3.5 metres. The preliminary internal road plans submitted show cut or fill up to about 7.53 metres, and importation of about 18,000m³ of fill material. This is excessive where the natural landscape and environment should be retained.

(d) Ensure provision of utility services protects ecological and landscape values of land and catchment.

Council Comment: Connection to Council's sewer system is proposed as well as all other services underground. This will minimise any future visual impact but will require extensive land disturbance during construction.

(e) Encourage a design of tourist development which is compatible with the natural/rural character of Environmental land in the City.

Council Comment: The proposed development is not a tourist development but a quasi-retirement village. The proposed development is not compatible with the natural/rural environment due to the overall disturbance, significant earthworks and density of development.

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Gosford Development Control Plan 2013 Chapter 6.1- Acid Sulfate Soils.

The site is identified as containing acid sulfate soils Class 5 and is not located within 500 metres of sites containing acid sulfate soils Classes 1-4. An acid sulfate soil management plan therefore is not required.

Gosford Development Control Plan 2013 Chapter 6.3-Erosion and Sedimentation Control.

The proposed development results in extensive cut/fill and earthworks to create roads and building sites. The application contends that the maximum fill and cut is 3.5 metres. The preliminary internal road plans submitted show cut or fill up to about 7.53 metres, and importation of about 18,000m³ of fill material.

An indicative erosion and sedimentation control plan has been submitted which would require more detail plans prior to issue of any engineering or construction plans.

The extent of such earthworks in close proximity to 2 creeks through the site on steep land has a high potential for erosion and sedimentation to occur of watercourses on the site and downstream from the site.

Gosford Development Control Plan 2013 Chapter 6.6-Tree and Vegetation Management.

The application states that the main building footprint, excluding the (approximately 8 hectare) area at the rear of the site will result in:

- 158 trees retained;
- 64 trees threatened; and
- 491 trees removed.

This is significant removal of trees on E4 zoned land.

The application states that no tree assessment was undertaken on the northern section of the site (approximately 8 hectares) which includes the northern watercourse and the remnant tall-open forest. The application states there are about 1,200-1,600 trees in this part of the site.

However, the application proposes a construction access/fire trail through this area to Picketts Valley Road. This, combined with the RFS requirements, will result in significant widening and formal construction of the proposed rear access road. This has not been addressed or considered in the impacts of the proposed development on ecology and tree removal.

Council's Tree Officer and Ecologist do not support this proposal.

Gosford Development Control Plan 2013 Chapter 7.1 - Car Parking

The application will provide single and double garages for each dwelling as well as 29 visitor parking spaces, including 4 disabled spaces, adjacent to the community facilities. Adequate provision for car parking on site can be provided.

Gosford Development Control Plan 2013 Chapter 7.2 - Waste Management.

A waste management plan has been submitted with the application. Council's Waste Assessment Officer advises the plan is not satisfactory and fails to address waste generated during construction and operational waste collection and servicing.

Submissions

Community Consultation & Public Submissions

One hundred and twenty (120) public submissions (plus petitions) were received in relation to the application. Those issues associated with key issues have been addressed in the above report. The remaining issues pertaining to various concerns were addressed in the assessment of the application pursuant to the heads of consideration contained within section 4.15 of the Environmental Planning and Assessment Act 1979.

A summary of the submissions is detailed below.

1. *Access to the main road is unsafe due to the volume of traffic generated by the development both during and after construction.*

Comment – Avoca Drive is a main road which carries a high volume of local and through traffic. The traffic generated by the proposed development can be catered for by the existing road system. Both Council's traffic engineer and TfNSW require construction of an intersection onto Avoca Drive for the proposed development. It should also be noted that TfNSW proposed to carry out future upgrading roads along Avoca Drive in this locality in the future.

2. *The significant removal of 491 out of 713 existing trees and the impact on the vegetation corridor through the site to Kincumber Mountain. The proposal is not compatible with the semi-rural character of the area.*

Comment – The removal of such numbers of trees will impact the visual quality, scenic value and character of the area, as well as the impact the ecology of the site. The proposal is not supported by Council's Tree Assessment Officer and Ecologist.

3. *The site is not suitable for elderly residents who will be socially isolated, particularly those with mobility problems.*

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Comment – The site is not suitable for senior living due to the steepness of the land and distance to support facilities. The SEPP (Senior Living) does not permit senior living on the site and the applicant’s proposal to restrict to “over 50’s” is seen as an attempt to by-pass this restriction.

4. The site is subject to flooding.

Comment – The impact of flooding from the watercourses through the site will determine the minimum floor level for dwellings erected on the site. The proposed development will result in a significant increase in impervious and paved areas which will increase stormwater runoff. The impact of this must not increase flooding impacts on other sites in the catchment area and is subject to detailed flood study and assessment of the impacts.

5. The proposal is contrary to the objectives of the E4 zone for low impact residential development in areas with special ecological or aesthetic values. The proposal is an overdevelopment of the site. The 202 homes do not give priority to preserving the environmental qualities of the site.

Comment – The proposal is not considered to be consistent with the objectives of the E4 zone and is more consistent with a residential development and density for a R2 residential zone.

6. The proposal and caravan parks are prohibited in the E4 zone under the draft CCLEP 2018 which has been exhibited.

Comment – This is correct. The draft LEP has been exhibited and is a matter for consideration in determination of this application.

7. The applicant contends that there is a need for over 50’s housing. There is already an oversupply of retirement living in the Kincumber area.

Comment- There is extensive existing senior living in the Kincumber area. This is not a reason to refuse the application unless there are inadequate support services.

8. The site and waterways drain to Avoca Lagoon. The development will impact the water quality of the lagoon.

Comment- This could be addressed with appropriate nutrient and stormwater controls provided on site and monitoring of existing and future water quality.

9. The land is bushfire prone and 350 residents will not be able to evacuate in an emergency.

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Comment- The applicant has submitted a bushfire assessment which has been reviewed by the RFS. The RFS has issued a bushfire safety authority which includes a condition requiring the whole site to be managed as an inner protection zone. This will result in additional impact on trees and vegetation on the site.

10. No time frames have been given for the completion of the 3 stages of the development.

Comment- This is not required. Once the consent and stage 1 is physically commenced, stages 2 and 3 are not required to be completed within a specified time frame.

11. Impact on local infrastructure and the environment during construction.

Comment- Some impacts can be mitigated by preparation of a construction management plan. The overall impacts on the site and on the environment do not support approval of the proposal.

12. The site is an aboriginal transit site with endangered and protected species.

Comment- Council's ecologist does not support the proposal due to the lack of information or impact on the ecology of the site.

13. The existing power line to the site is an agreement between owners and power would not be able to be provided to the site.

Comment- The developer would be required to provide power and services to the development in accordance with the various service authority requirements. This would require upgrading as well as location.

14. The nearby Kincumber shopping centre is at capacity and will be overloaded by this development.

Comment- There are a number of other shopping centres that could cater for the increase in population created by this development, including Erina Fair albeit it is located a greater distance away. The increase in population is minor and this is not a reason to refuse the proposed development. As the population of the Central Coast is increasing overall in accordance with the regional plan.

15. It is a blatant misuse of the definition of a caravan park and SEPP 36 Manufactured Homes.

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Comment- The proposal raises a number of issues and concerns which have been assessed in greater detail in this report. It is not considered the proposed development complies with the intention or objectives of the zone and the SEPP.

16. The traffic study is flawed as it was done at the wrong time, in the wrong place, and ignores the impact the additional traffic will have on the roundabouts at Kincumber and Avoca.

Comment- The traffic study has been reviewed by TfNSW and Council's traffic engineer who consider the study adequately addresses the impact on the road system and have recommended works if approved.

17. The close proximity of proposed houses to existing houses on adjoining sites.

Comment- The proposed house sites can comply with the setbacks required if this was a residential development.

18. The intersection of Avoca Drive and Melville Street is already a significant hazard and the additional traffic generated will add to the problem.

Comment- There are plans proposed by TfNSW to upgrade this section of Avoca Drive and the intersection with Melville Street. The proposed development does not generate the road upgrading which is currently required and will benefit from such works.

19. Local hospitals are under immense pressure due to our aging population.

Comment- This is not a reason to refuse the application. This is currently happening across the whole country with the changing demographics, although Kincumber does have a higher proportion of the population in the older age groups.

20. Picketts Valley Road should not be used as an entry and exit to the site for construction purposes. The intersection of Picketts Valley Road and Avoca Drive is steep and hazardous.

Comment- The proposed access to Picketts Valley from the rear is for construction access as well as for emergency access in the event of bushfire. If supported, this access would have to be fully constructed to meet heavy vehicle traffic for construction traffic and bushfire vehicles. This will involve widening of the existing track, earthworks, and removal of a significant number of trees and vegetation which would need to be addressed in the ecology assessment and civil engineering plans. Inadequate information has been submitted to address this matter.

21. Manufactured homes are not permitted on E4 zoned land. The proposal is inconsistent with SEPP 21 Caravan Parks as the site has many environmental constraints.

Comment- The steepness of the site and ecological constraints indicate that the proposed works and development are not suitable for this site. The proposed development does not comply with the objectives of the E4 zone and is not a genuine caravan park or manufactured home estate as the dwellings are not relocatable.

22. Subdivision of the site into large lots would be more appropriate.

Comment- The minimum lot size in subdivision is 4 ha. The site would have the potential to subdivide from 4 lots into 6 lots. The E4 zoning also permits with consent eco-tourist facilities which may be more compatible with the constraints of the site and a much lower density.

23. Surrounding property values will fall. The serenity of the rural area will not attract buyers wanting semi-rural acreages.

Comment- The proposed development may increase the value of small rural holdings in the area due to a reduction in the number of such lots that may be available. This is not a reason to refuse the proposal and no evidence has been submitted to substantiate changes in land values which are affected by a number of criteria and variables.

24. No security fencing around the perimeter of the site.

Comment- This can be provided if required subject to visual impact and type of fencing. Security can be provided by other methods such as natural surveillance.

25. The Central Coast is on level 2 water restrictions and may go to level 3 soon.

Comment- This is not a reason to refuse the application. The increase in population is minor and water supply has been planned for the increase across the region.

26. The development is aimed at over 50's who most will still be working and not retired. It is not a retirement village.

Comment- The proposed development has not been lodged as a retirement village or senior living development but aims to provide for elderly people. A senior living development is not permitted on the site under the current and proposed zoning.

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27. Since Living Choice have owned the property there has been no maintenance carried out such as to fencing, removing fallen tree branches which land on adjoining land.

Comment- This is not a relevant matter in determination of the application. It is a matter to be resolved between neighbours.

28. There are koalas in the area and this will further destroy their habitat.

Comment- The site or area has not been identified as containing koalas or koala habitat.

29. The developer has stated in public meetings that the housing is permanent dwellings and houses will never be moved. The mobile housing classification is to avoid stamp duty on transactions and planning restrictions.

Comment- The proposed development is to lease the land to people who will own the house but not the land. Unless the homes can be moved, they do not comply with the definition of a caravan park or manufactured homes. This is essentially the essence of the problem with the proposed development and the impact on the site and the locality.

Internal Council Officer Referrals and External Agency Referrals

The proposed development was considered by a number of internal Council officers and external agencies. Details are set out below:

Internal Referral Body	Comments
Development Engineer	Not supported. See comments below.
Ecologist	Not Supported. See comments below.
Water & Sewer	Supported subject to conditions
Traffic Engineer	Not supported. See comments below.
Heritage	Not Supported. See comments below.
Environmental Health	Not supported. See comments below.
Tree Assessment	Not supported. See comments below.
Social Planner	Supported subject to conditions.
Waste	Not supported. See comments below.

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External Referral Body	Comments
NSW Rural Fire Service	Supported, subject to conditions. See comments below and Attachment 24 .
TfNSW (formerly RMS)	Supported subject to conditions. Refer Attachment 22 .

Integrated Approval Referral Body	Comments
Natural Resources Access Regulator	Supported, subject to conditions, including works need to be 30m average from top of highest banks, not the edge of water. No basins or other infrastructure should be within 15m from the top of bank. Refer Attachment 25 .
NSW Department of Primary Industries (Fisheries)	Supported subject to conditions, including all work and materials, and no tree removal within the vegetated riparian zone (VRZ), and a permit being issued for dredging and creek reclamation. Refer Attachment 23 .

Agency Comment - NSW Rural Fire Service

The RFS has issued a Fire Safety Certificate subject to following conditions including;

- The entire property being managed as an inner protection area (IPA)
- Construction standards and BAL levels for the manufactured homes.
- Upgrading of internal roads including the fire trail to Picketts Valley Road.
- Tree clearing.
- Preparation of a Bushfire management and Emergency evacuation plan.

The Fire Safety Certificate and RFS full response is included in **Attachment 24**.

To comply with the RFS conditions will result in additional clearing and work which has not been addressed in the application and will have additional impacts on tree removal. Ecology and road construction.

The RFS has issued a Fire Safety Certificate refer to attachment 24;

Internal Council Referral – Development Engineer

Council’s engineer advises the application has not addressed the following:

1. Strategic concept design of the required intersection for TfNSW’s review, to ensure that the intersection can be provided from Avoca Drive. The strategic

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concept design should comply with the TfNSW CADD manual, section 3.5. TfNSW has recommended that the site access be restricted to left in left out, with an AUL(s) provided to facilitate safe left turn access into the site. In addition, RMS has advised that any right turn into the site is required to be accommodated as a CHR type turn lane. (It is not known if a CHR can be provided without relocation of the pedestrian refuge)

2. Channel works on the south side of lots 77 to 86 should be in Stage 1 to complete the channel works and protect area of development access by road number 4.
3. Re-route the entry road to avoid trees as required by Council's Tree Assessment Officer.
4. Concept engineering plans for the Construction / Alternate Fire Trail Access. Plans are to include plan view, long-section, cross-sections, truck passing bays, cut and fill, location of trees / vegetation. The Access shall meet the requirements of Table 5.3b of "Planning For Bush Fire Protection 2019" and the requirements listed in NSW RFS correspondence dated Monday 11 May 2020.
5. Provide perimeter roads for special fire protection purpose (SFPP) developments. The perimeter road must comply with the general requirements of Table 6.8b of "Planning for Bush Fire Protection 2019" and the requirements listed in NSW RFS correspondence dated Monday 11 May 2020. Provide concept engineering plans for the perimeter roads.

Internal Council Referral – Ecology

Council' ecologist advises:

- Section 2.1.3 (p.10) of the BDAR states that "*Ecoplanning assessed the two drainage lines as 2nd and 3rd third order streams (Figure 2.1), however, it was Council's opinion that the two drainage lines are 1st and 2nd order streams (Figure 2.2), respectively. The report has been prepared based on the assessment of Council...*". Council has reassessed the classification of the stream and it is apparent that the streams are indeed of the 2nd and 3rd order class, as identified by Ecoplanning. It is acknowledged that initial pre-DA advice provided by Council identified both 1st and 2nd order watercourses occurring within the site however this calculation has been updated given further interrogation. The BDAR and subsequent Vegetated Riparian Zones should be updated accordingly.
- Section 3.1.2 (p.18) of the BDAR states that "*Based on the floristic composition of the vegetation in the subject land one native vegetation community with varying*

condition classes, was identified within the subject land, 'Scribbly Gum/ Red Bloodwood/ Angophora inopina heathy woodland on lowlands of the Central Coast'. As outlined above, this vegetation community corresponds with PCT 1636, 'Scribbly Gum - Red Bloodwood - Angophora inopina heathy woodland on lowlands of the Central Coast'. This appears unrelated to the property subject to the BDAR and is recommended to either be removed or updated to reference the vegetation identified within the Subject Land.

- Section 3.2.2 'Construction Access' (p.28) of the BDAR identified that "...No canopy species are required for removal.". This will be subject to Council's engineer's assessment of the proposed access road in conjunction with the requirements outlined by NSW Rural Fire Service and an arborist assessment of the trees likely to be affected by any works undertaken and may require an update should this information recommend the removal of any native canopy species.
- Section 4.1 (p.31) of the BDAR states that "*the distribution of the species includes the IBRA subregion in which the subject land (Cumberland IBRA subregion)*". This should be updated to reflect the Wyong IBRA Subregion in which the proposed development occurs.
- Table 4.2 (p.33) with regards to the Large-eared Pied Bat (*Chalinolobus dwyeri*), the report states that "*The subject land does not contain cliffs, nor is it within two kilometres of the specified habitat features*". Whilst it is acknowledged that the Subject Land does not contain these features, almost the entire extent of the nearby Kincumber Mountain Reserve occurs within 2km of the Subject Land and is known to contain features including caves, overhangs, escarpments, outcrops and crevices. The report should be updated to maintain this species as a candidate species and the BDAR should be modified accordingly.
- Table 4.2 (p.36) with regards to suitable habitat for the Eastern Cave Bat (*Vespadelus troughtoni*), the report states that "*The subject land does not contain these features, or nor does it occur within 2 km of them*". Whilst it is acknowledged that the Subject Land does not contain the relevant landscape features, almost the entire extent of the nearby Kincumber Mountain Reserve occurs within 2km of the Subject Land and is known to contain features including caves, overhangs, escarpments, outcrops, crevices and boulder piles. The Subject Land also contains a number of old buildings and sheds suitable for the roosting of this species that are proposed to be removed. The report should be updated to maintain this species as a candidate species and the BDAR should be modified accordingly.
- Section 4.3.1 (p.40) of the BDAR states that a single *Rhodamnia rubescens* (Scrub Terpetine) "*...was identified approximately 10 m to the south of the proposed temporary construction access road*". A non-exhaustive site inspection undertaken by Council's Ecologist has identified an additional *Rhodamnia rubescens* within

close proximity (5-10m) of the proposed access track (approximate location identified below). It is recommended that all areas of suitable habitat for this species be resurveyed to confirm the presence/ extent of this Critically Endangered species within the Subject Land and adjoining areas that may be subject to indirect impacts.



Figure 1. Additional *Rhodamnia rubescens* identified

- Section 4.3.2 (p.44) 'Nocturnal Birds' identifies that "Two targeted dusk surveys were conducted for large forest owls, one within the nominated survey period on 28 August 2019 and the other on 9 September 2019, which is marginally outside of the nominated survey period specified in the BAM Calculator" and that the surveys undertaken "followed the guidelines of Birdlife (2015) and LMCC (2014)". Given the fact that the recommended active listening survey times identified in the two survey guidelines referenced occur between "Late April to end June" (Birdlife, 2015) and "from late February through to mid May" (LMCC, 2014), and the fact that only a single night of survey was undertaken within the very end of the BAM-C recommended timeframe, the surveys undertaken can not be relied upon to remove both the Powerful Owl and Masked Owl as Species Credit Species requiring offsetting as a result of the proposed development. Given the number of large hollow bearing trees proposed to be removed as well as the presence of nearby historical records of Powerful Owl, it is recommended that both species be re-surveyed during the BAM-C identified time period in accordance with the DEC (2004) 'Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities'.
- Figure 4.3 (p.51) Increase species polygon buffer for each *Rhodamnia rubescens* identified should be increased to 30m as per Section 6.4.1.29 of the BAM. The updated map should include the individual identified by Council's Ecologist as well as any additional individuals identified during follow up surveys undertaken.

- Section 6.1.1 (p.56) states that the proposed development “comprises a total of 18.74 ha of complete clearing”. This area seems excessive and may be a typo, please review and update accordingly.
- Figure 6.1 (p.57) A non-exhaustive site inspection undertaken by Council’s Ecologist has identified an additional six (6) Hollow Bearing Trees (HBTs) that would be removed as a result of the proposed development (image below). It is recommended that the additional identified HBTs be included in an updated Figure 6.1 as well as an updated discussion around the avoidance and minimisation of impacts to biodiversity values, specifically the number of HBTs being retained and the number expected to be removed.



Figure 2. Additional Hollow Bearing Trees Identified (orange dots)

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- Section 6.3.1 (p.59) of the BDAR stated that “A *Vegetation Management Plan (VMP)* should be prepared (Section 6.3.3) that includes creation of GGBF habitat in the VRZ”. As this vegetation/ GGBF management plan is being relied upon as a threatened species impact mitigation measure for the proposed development, Council will require it to be assessed in concurrence with the BDAR prior to determination of the Development Application.
- The BDAR, bushfire assessment and overall assessment of ecological impacts likely to occur as a result of the proposal are to be updated and reassessed in accordance with the requirement of NSW RFS for the entire property to be managed as an Inner Protection Area (IPA) Asset Protection Zone (APZ).

Internal Council Referral - Water and Sewer

The development site is within the council’s water service area however it is not located within council’s sewer service area. Connection of the development to council’s water and sewer reticulation systems will be permitted subject to:

- Connection to Councils water supply system shall be to the 300mm water main located in Elimatta Road.
- The point of connection to Councils sewer system shall be adjacent to the north eastern end of the Avoca Sewer Tunnel. The developer shall confirm the installation of a 300mm stub at which point the main shall be extended and manhole installed with both a 300mm stub (for future connection of Picketts Valley), and a second 150mm stub for use by the developer of this site.
- The developer shall be responsible for the design and construction of water and sewerage works required to connect the proposed development to Councils existing water and sewerage system. Designs must be submitted to Council for approval and shall be in accordance with Council’s water and sewer design standards. The designs must be approved by Council’s Water Assessment Team and must be to Council’s and WSAA Water and Sewerage Design Codes of Australia Sydney Water Edition.
- Two 600mm sewer rising mains are located within the site. Both mains are contained within easements benefitting Central Coast Council, details of which should be registered against each property affected by the easements. There shall be no development, structures or change of surface levels within the easement without prior consent from the Water Authority. Unrestricted access is to be maintained to these easements.

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- The developer shall be responsible for obtaining written consent from the owners of any properties required to be entered upon to construct proposed mains. A copy of relevant consents shall be provided to Council prior to submission of design plans.
- The developer shall be responsible for the full cost of design and construction of water and sewer mains extensions within the boundary of the development site.
- Payment of the current water and sewer headworks / augmentation contributions in accordance with Council's Services Charges policy. The current contribution rate for 2020/21 is \$2641.87 per equivalent tenement (ET) for water supply and \$1855.95 per ET for sewerage.
- After July 2020, the following assessment criteria for the Central Coast Council area shall be applicable:
 - One (1) bedroom units shall be assessed at 0.5 ET per unit
 - Two (2) bedroom units shall be assessed at 0.75 ET per unit
 - Three (3) bedroom units shall be assessed at 1.0 ET per unit
- The developer shall obtain approval from the relevant consent authority to remove trees / vegetation including any endangered ecological community where located within 2 metres either side of the centreline of the proposed sewer / water mains, prior to submission of water or sewer design plans to Council.

Internal Council Referral - Traffic and Transport Engineer (incorporating Transport for NSW comments)

Council is in receipt of comments from Transport for NSW that advise the following:

Avoca Drive (MR504) is a classified State Road. Transport for NSW (letter dated 3 February 2020) advised that:

- On 20 April 2017, TfNSW provided comment regarding the provision of access to Avoca Drive, indicating that it is acceptable providing the access is located at the eastern end of the site.
- Due to safety issues and crash patterns, TfNSW have identified an upgrade to Avoca Drive in the vicinity of Melville Street. This upgrade will provide a central median barrier, and may impact on the proposed location of the driveway. The project is currently being investigated and is proposed to be delivered in the 2020/21 financial year.
- TfNSW recommends that the site access be restricted to left in left out, with an AUL(s) provided to facilitate safe left turn access into the site. Any right turn into the site is required to be accommodated as a CHR type turn lane. It is not known

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if a CHR can be provided without relocation of the pedestrian refuge.

- Australian Standard AS2890.1:2004 (Standard) defines this access as a driveway category 3, as it provides access to between 101 and 300 parking spaces for residential / domestic purposes, fronting an arterial road. The Standard states that a 'category 3 and 4 [driveway] shall not be located on arterial roads unless entrances and exits are designed and constructed as intersection treatments catering adequately for all projected traffic flows.' The access to this site will be considered an intersection in accordance with the Standard
- The property is affected by a road widening proposal shown by pink colour on attached Sketch 1014. Any improvements to the property are to exclude the area required for road widening purposes.
- As the development is noted to be for seniors, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 recommends under clause 38, Accessibility, that developments 'should have obvious and safe pedestrian links from the site that provide access to public transport or local facilities.' Therefore, TfNSW recommend the following:
 - o The nearest bus stop, located fronting 263 Avoca Drive, does not have any bus infrastructure. It is recommended that the bus stop be upgraded with an adequate bus bay provided, and a bus shelter with a seat.
 - o A concrete footpath should be provided between the site and the two pedestrian refuges located within a short distance of the site, and the bus stop fronting 263 Avoca Drive.
 - o A concrete footpath should also be provided from the bus stop opposite 263 Avoca Drive to the pedestrian refuge.

Sight Distances

- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections) and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.

Origin Destination Information

- Information on where generated traffic of the residents from the caravan park are originating from and destined to. If for example most trips are destined to say the Kincumber direction, then more traffic would be doing U-turns at the Avoca Drive / Scenic Highway roundabout. The impacts on this roundabout would have to reassessed accordingly.

Internal Council Referral - Heritage

Councils heritage advisor makes the following comments:

Background

As part of the proposed development most of the existing cultural and landscape features are to be demolished, removed or realigned. This includes much of the vegetation, both natural and cultural within the site, realignment of water courses and the demolition of existing buildings on the site. Some of the buildings potentially have heritage significance. There are proposed large areas of cut and fill to enable construction of the proposed development.

Heritage Significance

The property owners have previously nominated part of the site for heritage listing as an item of local significance (Vault Consultants, September 2017).

The farmhouse and its immediate setting is located on the hilltop within the northern portion of the property. This farmhouse and curtilage have been identified by the applicants own Heritage Consultant (Vault) as having both Historic and Historic Associations significance.

Since this time and to accompany this development application, Council has been advised by the Applicant that an error had been made with the initial heritage assessment.

Documentation has been submitted as part of this development application that states:

It is concluded that the Heritage nomination previously submitted for Council assessment in relation to the land holding located at 253 Avoca Drive & 19 Picketts Valley Road, Kincumber has proven to be not well founded when further historical and land title information now to hand is taken into consideration.....the associated heritage nomination is therefore withdrawn" (Vault letter 5 September 2019).

The initial heritage nomination and assessment stated that the farmhouse was constructed c1900. The statement of significance for the property stated that it had significance due to its history as well as its historical associations with a historic figure.

It is stated in the heritage nomination that:

'Given the general level of intactness of the Farmhouse building itself and the co-existence of its semi-rural setting, it would appear that there is ample evidence of

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this family history still extant on the site to warrant its future protection through inclusion Council's local heritage register' (Vault nomination September 2017).

A site visit was made on 19 February 2020. This site visit included an external view of the farmhouse building on the site, as well as other outbuildings, stables, cultural plantings, and stable facilities. There was also evidence of original fencing.



Photograph 1: View of Existing House subject of the original heritage nomination



Photograph 2: View of the rear of the existing house subject of the original heritage listing



Photograph 3: Another building in the immediate vicinity of the farmhouse that was not included in the heritage assessment



Photograph 4: Side view of dwelling not included in the heritage assessment, including cultural plantings



Photograph 5: Horse Stables not included in the heritage assessment, including cultural plantings

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Central Coast Heritage Study

The site has recently been assessed as part of the heritage nomination review project currently being undertaken by external heritage consultants. The consultants visited the site on 10 June 2020.

The initial assessment from the external consultants have concluded that the site is of local heritage significance and is worthy of inclusion on Schedule 5 of the *Gosford Local Environmental Plan 2014*.

The draft statement of significance states:

The Bangaloe property has a high degree of local cultural heritage significance in relation to its use as a horse facility associated with the breeding and training of champion racehorses. The site retains an early timber dwelling from the late 19th century on land associated with the prominent Humphreys family and the building and setting include topography and planting with a high level of aesthetic significance.

Conclusions and recommendations

1. The farmhouse is of local heritage significance and should be listed on the Gosford Local Environmental Plan as an item of Local significance.
2. It is likely that there are more built and farm elements located on the hilltop area that require further investigation as to their significance. This includes the additional building within the area, the cultural plantings, the stable area and original elements of rural life such as fencing and signage.
3. The area needs to be assessed holistically and not just the single elements in isolation. This would appear to be a relatively intact rural property.
4. The farmhouse building is likely to have significance from an architectural and historical perspective that is separate from its associations with noted local historical families and figures.

Adaptive Reuse

The buildings and landscape in this area of the property should be adaptively used and incorporated into the proposed community buildings of the development. This would not only protect the heritage significance of this part of the site but would also add value to the development and to the sense of place and identity of any development in this area.

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The adaptive reuse of the building would be an asset to the proposed development helping to create a point of interest, a means to create connectivity to place and heritage interpretation, and providing opportunities that could benefit the sense of belonging and place for new residents.

Planning Instruments

In this section the proposed development is assessed against the provisions in the Gosford LEP 2014 (GLEP) and the DCP 2013 (GDGP).

Control	Assessment	Complies
Section 5.10 Heritage Conservation (GLEP)		
Objectives The objectives of this clause are as follows: To conserve the environmental heritage of Gosford,	All known potential heritage items would be demolished as a result of the proposed development.	No
To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	All potential heritage items would be demolished as a result of the proposed development. The setting of the potential heritage items would also be significantly impacted as a result of vegetation removal, the density of development, the amount of cut and fill, the changes to landform, and the loss of fabric.	No
To conserve archaeological sites,	There has been no assessment of the archaeological potential of the site.	No
To conserve Aboriginal objects and Aboriginal places of heritage significance.	This is not the subject of this assessment.	N/A
Requirement for Consent Development consent is required for any of the following: Demolishing or moving any of the following or altering the exterior of any of the following (including in the case of a building making changes to its detail, fabric, finish or appearance)	Development consent can not be provided unless a full and accurate heritage assessment has been provided. This needs to look at the farmhouse area of the site holistically and not just assess one building.	No
Altering a heritage item that is a building by making structural	There is insufficient information in the DA to make this assessment	No

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changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.		
Erecting a building on land: On which a heritage item is located or that is within a heritage conservation area,	Development consent is required because the proposal involves the erection of a building on land containing a potential heritage item.	Yes
Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause.	The potential heritage significance of the farmhouse building, associated other buildings, landscape and rural infrastructure has not been adequately assessed and established.	No
(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.		N/A
Section 4.1.7.2 Heritage Items (GDGP)		
Objectives • To facilitate the conservation and protection of heritage items and heritage conservation areas and their settings.	The proposed development does not conserve or protect the potential heritage item.	No

3.3

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<ul style="list-style-type: none"> • To reinforce the special attributes and qualities of heritage items by ensuring that development has regard to the fabric and prevailing character of the item or special area e.g., scale, proportions, materials and finishes. • To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance. 		
<p>Conservation Criteria Any new development within this chapter's study area must ensure that the significance of heritage items and their setting are retained and enhanced.</p>	<p>The development does not retain nor enhance the significance of the potential heritage item or their setting. The development of the site could benefit from the incorporation of the potential heritage items into the site planning. The density of the proposed development and the resultant infrastructure impacts will not enhance or support the potential significance of the heritage items.</p>	<p>No</p>
<p>Scale. The scale and bulk of any new building or work must be in scale with the original building and new development must not obstruct important views or vistas of the item. In the case of infill work in a conservation area, the scale of the new building must be similar to those around it. Where this is not feasible, sufficient curtilage around the heritage item must be included to assist interpretation of its heritage significance. In some circumstances where site depth would allow, a higher building could be erected behind a heritage shopfront.</p>	<p>The potential heritage items would be demolished. Furthermore, the broader setting of the rural buildings and landscape would be adversely impacted by the density of the proposed development, the vegetation loss, the loss of views to and from the rural landscape.</p>	<p>No</p>
<p>Siting.</p>		<p>N/A</p>

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<p>If the existing street façade of the building is sympathetic to the character of the street, then alteration must be avoided. New work is best located to the rear or side of the building.</p>		
<p>Architectural form. The basic architectural form of any new work needs to respect what exists. Issues to consider are the roof form, proportion and location of windows and doors.</p>		N/A
<p>Architectural detailing. It is important to be aware of the particular era and architectural style of the building or buildings and make sure that any proposed changes are contextual to the period. For example, it is not appropriate to mix Victorian features with a California Bungalow. Overuse of historical architectural features on new work should be avoided, with preference given to uncomplicated interpretive forms and detailing.</p>		N/A
<p>Materials and finishes. Reuse existing materials where possible. New materials and detailing must be compatible with the original and consideration must be given to the colour, texture and type of materials and finishes.</p>	<p>There is no reason provided why the potential heritage buildings cannot be incorporated into the overall site planning of the development. The original development proposal, prior to this one, incorporated the heritage buildings and viewed them as an asset to the development.</p>	No
<p>Use. The best use for a building is usually the one for which it is built. Where this is not possible, a use sympathetic to the layout of the building and requiring minimal alterations will be more compatible.</p>		No

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<p>Original fabric. It is important to minimise alterations to the original fabric and where possible, repair rather than replace individual elements, such as windows and doors</p>	<p>There is no proposal to retain existing fabric</p>	<p>No</p>
<p>The aging process. The patina of age on a building adds much to its character and significance. A worn step for example demonstrates the many years of feet crossing a threshold. Such features add to the uniqueness and character of a place and must be retained wherever this does not present a public safety risk.</p>	<p>There is no proposal to retain existing fabric</p>	<p>No</p>

Heritage Recommendations

1. The development application should be amended to retain the heritage items on the hilltop area of the site.
2. The retention of buildings and items should include all potential elements including cultural plantings, fencing etc.
3. It is considered that presently the potential heritage items are at risk of harm given they have no statutory protection and the applicant has given clear intentions to demolish all buildings, and landscape elements.
4. It is concluded that the development application would result in adverse impacts to the potential heritage items, curtilage and setting.
5. The proposed development therefore cannot be supported on heritage issues given the information presently submitted.

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Internal Council Referral - Environmental Health

Council's Environmental Health Officer advises:

Contamination

The land is not listed on Council's contaminated land register nor on the EPA List of Notified Sites. Previous and current land use include rural residential and a horse stud which is considered agricultural activities as listed in Table 1 of the *Managing Land Contamination Planning Guidelines SEPP55*.

A Preliminary Contamination Assessment ("The Assessment") has been reviewed. The Assessment concludes based on past land use and site observations five areas of environmental concerns were identified including historical waste burial, chemical storage, fuel storage, fill stockpiles, car bodies and hazardous building material (including ACM). These areas have been assessed and a conceptual site model (CSM) developed. The CSM indicates should soil, sediment and surface water contamination exist a potential exposure pathway could exist to site users and the environment. The Assessment concluded that further assessment is required, however the consultant recommended this further assessment would not preclude the development of the site as any remediation will be achievable. The consultant has requested this information be provided at CC stage. The Environment and Public Health team are requesting this information at DA stage due to the change of land use from agriculture to residential and the various areas of environmental concerns identified, and a lack of detailed information provided particularly in relation to historical waste burial and historical chemical and fuel storage on the site. Further information was requested. This information has now been provided to Council as a Stage 2 – Contamination Assessment (Detailed Site Investigation "The DSI")

The DSI investigated six areas of environmental concern identified during the PSI and further site inspections for the DSI. The DSI concluded the site can be made suitable for the proposed development being "low density residential use with gardens/accessible soils" from a contamination perspective following further work on site including:

- Hazardous materials survey, prior to demolition of the structures on site;
- Remediation Action Plan, including Asbestos Removal Plan
- Contaminated Land Management Plan (CLMP) including unexpected finds protocol

The Environment and Public Health Team are satisfied the DSI has been prepared generally in accordance with NSW EPA *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land* (1998) and request the further work identified in the DSI is provided for further assessment at DA stage.

The following information is required before further assessment:

1. Submit a Stage 3 Remediation Action Plan (RAP) in accordance with the NSW Environment Protection Authority *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998)*. The investigation must be prepared by a suitably qualified contaminated land professional and must set objectives and document the process to remediate the site. The RAP must include a Hazardous Material Survey, Asbestos Removal Plan, Contaminated Land Management Plan and Unexpected Finds Protocol as outlined in the Stage 2 Contamination Assessment, prepared by Qualtest Laboratory (NSW) Pty Ltd, dated 1 April 2020.
2. Submit to Council a Stage 4 Validation and Site Monitoring Report in accordance with the NSW EPA *Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (1998)*. The investigation must be prepared by a suitably qualified contaminated land professional and demonstrate that the objectives stated in the Stage 3 Remedial Action Plan have been achieved.
 - a. *Note: Council may require Site Audit Statement and Site Audit Report prepared by a Site Auditor accredited under the Contaminated Land Management Act 1997 stating the land is suitable for its proposed use as part of the development assessment process.*
3. Provide a Dewatering Management Plan prepared by an experienced dewatering consultant for any works requiring dam dewatering.
4. Provide a Soil and Water Management Plan prepared in accordance with Section 2.3 of the Blue Book (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). The plan shall be prepared by a suitably qualified environmental/civil consultant.

At a minimum, the following information needs to be addressed:

 - a) Location of site within the catchment including existing watercourses
 - b) Existing vegetation and site drainage
 - c) Include staging of civil works (this may require separate plans for each of the three (3) stages of the bulk earthworks/ civil construction works)
 - d) Include rehabilitation and stabilisation for each stage
 - e) Timing of works within the watercourses and sediment and erosion controls
 - f) Location of all Sediment Basins (basins in areas 3,4,5 & 6 are not marked as Sediment Basins)
 - g) Provide detailed sheet Appendix J from the Blue Book (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*)
 - h) Provide standard construction drawings for all proposed sediment and erosion control measures

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- i) Include the entire site on the plans including all access roads (part of the site on the North East corner is missing from the plans i.e. Pickett Valley Road access, known as 255B Avoca Dr, Kincumber)
- j) Include all areas where tree removal is proposed (this will create soil disturbance)
- k) Maintenance program including detailed information on maintenance of sediment basins and water quality objectives

Internal Council Referral - Tree Assessment

The *Tree Assessment Report* (Dec 2019) by Terras concludes that the proposal will require removal of at least 491 trees and threatens a further 64 located near proposed works.

The report makes it clear that they have not assessed all trees occurring on site, only trees that are likely to be retained have been included in the assessment. Trees that fell well within the development footprint were not assessed as it was determined that such trees could not be retained.

Most of the approximate 500 trees to be removed generally consist of mature stands of Blackbutt, Turpentine and Blue Gum with occasional Camphor laurel and ornamental plantings near existing structures and roads. It was noted that most trees shown for removal within the development footprint appear in reasonable condition, would benefit from remedial care and would likely be rated as having a moderate to high retention value.

Plans and the Tree Assessment Report intend to retain most existing trees along the western boundary of the development and roughly half the trees located in the south west corner fronting Avoca Drive. The other half of the Avoca Drive frontage would be mostly cleared along with all trees within the large development footprint.

There appears no attempt to reduce impacts on the prominent and scenically distinctive tree canopy set back from Avoca drive. The tree line of Avoca Drive would be severely impacted by the removal of approximately 50 mature Blackbutts within 40m of the front boundary.

The proposal hasn't been designing to conserve mature groups of native trees. The development would further fragment the existing tree canopy within the property, severing links and reducing the size of greater groves that extend into adjoining properties.

The Biodiversity Development Assessment Report mentions that the temporary construction access road from Picketts Valley Road would follow an existing informal track and not require tree removal. Walking in the vicinity of the existing track with Council's Engineer, it was noted that construction of an acceptable access would require removal of mature and remnant native trees not shown on plans or addressed by the Tree Assessment Report.

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The required tree removal for this development adversely impacts the desired character of this property. It does not conserve mature trees that provide scenically prominent backdrops visible from roads and nearby properties and does not prevent further fragmentation of the tree canopy. The concept does not minimise impacts on mature native trees, nor concentrated new buildings and pavements in existing clearings.

On this occasion further information is not requested as the entire concept is not supported by Council's Tree Assessment Officer. Any development for this site is expected to better utilise existing cleared area and demonstrate minimising impacts on native trees by greater retention, protection and adding to existing valuable groves of native trees.

Any future development proposal would benefit from there arborist collecting data on all trees within the development footprint, not just those intended for retention. Such information would assist in identifying valuable, undesirable and poor tree specimens so that the constraints of the site can be better understood and designed for.

Further to Tree Comments 4/3/20, the recent RFS response states that the entire property must be managed as an IPA.

That will require a tree canopy less than 15%, canopies separated by 2 to 5m and large gaps in vegetation.

Such bushfire requirements will further fragmentate the existing tree canopy, resulting in even greater tree removal than represented in the Tree Assessment Report by Terras Dec 19. Tree Assessment Report by Terras Dec 19, hasn't factored in IPA requirements, but just states *"A separate tree impact assessment would be required should construction access and/or fire trails go beyond the development footprint"*.

Further to the undefined impacts of the proposed temporary construction access road through the remanent northern bushland, these bushfire requirements must further impact an area they give the impression of not being impacted.

The proposal remains not supported by Council's Tree Assessment Officer as per comments 4/3/20.

Any development for the site not only needs to better utilise existing cleared area, but also needs their arborist to address impacts of the entire property being managed an IPA. The scale of this project and impact on native trees is well beyond an Arboricultural argument.

Internal Council Referral - Social Planning

Council's Social Planner advises:

The Social and Economic Impact Assessment (SEIA) is fairly comprehensive. However, it down plays some the likely social issues and exaggerates some of the benefits.

- *The area does have a higher proportion of people over 65 years. The SEIA notes that the older population is forecast to increase at a higher rate than younger age groups to 2036.*
- *The SEIA accurately notes that there is a concentration of retirement villages/seniors housing in Kincumber already with two large retirement communities. It also notes that there is already a higher rate of semi-detached/townhouses and 2-bedroom properties in Kincumber.*
- *As the proposed properties are 'principally 2-bedroom dwellings', it is important to note that the proposal would not add to the diversity of housing available in the area (despite the claims otherwise on p.7 and 8). The proposed development would not address the need for additional studio and one-bedroom dwellings. As such, the development would not necessarily cater for people living alone (this area does have a relatively high rate of lone person households).*
- *There is a need for more affordable housing across the Central Coast, including for older people as noted in the Central Coast Regional Plan and draft Affordable Housing Strategy. This development will not contribute to the provision of affordable housing as it aims to cater for the high end of the MHE market and will be more expensive than other seniors housing in Kincumber. Inclusion of affordable housing should be considered.*
- *It is important to note that over 80% of people aged 65+ living on the Central Coast are in the bottom two income quartiles and 44.2% are in the lowest income quartile. A 'high end' development is unlikely to cater for most older residents on the Central Coast.*
- *There is no assessment of compatibility with local character.*
- *The SEIA states that the development will consist of "manufactured, medium-density dwellings" (p.17). As the development would result in a significant change in land use and density, there has already been, and will likely continue to be, strong community objection to the proposed development. 30 responses were received raising 99 issues during the consultation period – a very high response rate suggesting a strong reaction to the development. The SEIA notes this and suggests that on ongoing community engagement function should be considered. I support this approach as it would ensure that potential impacts as perceived by the community were identified and mitigated.*
- *The SEIA notes the employment benefits that the proposal would bring.*
- *It is positive that some recreational and health facilities would be available on site, but these will not cater for all day to day needs.*
- *THE SEIA does some assessment of accessibility to services and infrastructure, noting that many of the services are 2kms + from the site. Accessibility is more of a concern*

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for people as they age. There are very few services in walking distance of the site, and most would need to be driven to, including shops, GPs and the library. The addition of 200 or so cars travelling to local facilities and services may have some impact locally, such as parking availability at Kincumber Shopping Village (This was not addressed in the Traffic Impact Assessment but has been raised in submissions).

- *While the bus stop is not too far away, it requires crossing Avoca Drive and walking down Melville Street. This route is not serviced with safe footpaths, creating risks for pedestrians.*
- *One option would be for the caravan park to operate a regular shuttle to key locations.*

The mitigations recommended in the SEIA are:

1. *An ongoing community engagement function should be considered, to allow identification and treatment of any unanticipated issues of concern to the community, in a consultative manner. This is recommended during both the site development and occupancy/operational stages.*
2. *The site should be designed consistent with CPTED principles to ensure the safety and security of residents and other site users and the continuing security of surrounding communities.*
3. *Consistent standards around the design of on-site dwelling units and supporting infrastructure, use of materials, landscaping etc. be adopted to ensure that effects on community amenity are minimised to the extent practicable.*
4. *The interface with Avoca Drive be designed to permit safe and effective pedestrian and vehicular passage for residents, site visitors and other road users.*
5. *A construction management plan be developed to address effects relevant to that stage of the project.*

I would suggest, in addition, the following:

6. *That a regular shuttle bus schedule is operated for residents to cater for people who do not drive, to reduce the reliance on cars and to reduce local parking/traffic impact.*
7. *That safe pathways are provided throughout the caravan park and between the caravan park and nearest bus stops in Melville Street*
8. *That affordable housing is included in the development*
9. *A Plan of Management should be provided*

Internal Council Referral - Waste

Council's Waste Assessment Officer advises:

The required signed and dated Waste Management Plan in accordance with Chapter 7.2 – Waste Management of Gosford DCP 2013 and Central Coast Local Environment Plan 2014 (GLEP2014) – A Guide for Applicants on Supporting Document Requirements, for all site

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preparation, demolition, construction, use of premises and on-going management of waste is a requirement to be addressed at DA stage and remains outstanding.

The document provides a significant amount of broad and general principles to manage waste however, no waste estimation volumes are indicated with various details contingent on determinations yet to be finalised.

Several areas within the document refer to concrete and other masonry waste to be stored on site for crushing and re-use for road base.

Any on-site crushing of concrete/masonry is outside Comments from Solid Waste Management and requires referral within Council to the appropriate Council Officer.

Page 10 – Manufactured Home Construction indicates homes are proposed to be constructed on site using timber frame and Hebel Cladding on concrete slabs. This would appear contrary to requirements for manufactured homes to be constructed off site and be capable of removal.

There is a significant amount of advice within the document which appears more related to a Construction Management Plan as opposed to a Waste Management Plan as previously requested.

Domestic Waste Contract for the proposed development.

Details provided under On-going Operational Outcomes appear to preclude that option with proposed waste bin configurations and bin sizes being inconsistent with that available under the Business Service option of the Domestic Waste Contract.

Following further discussion re-onsite servicing of mixed and recyclable waste for a development of the nature proposed within Waste Services the following comments are provided.

It is recommended that provision of bulk waste bin storage enclosure/s be provided in location/s readily accessible to the appointed mixed and recyclables waste collection contractor to provide an efficiency of service and minimise risk to occupants within any development from a HRV traversing the private, internal road network.

Should the desired outcome be for individual bins, they could potentially be managed internally with smaller individual bins as proposed or similar with regular collection internally for transfer to a bulk waste bin storage enclosure prior to servicing of the bulk waste bins.

Review of the submitted document dated December 2019 noted Demolition waste estimates appear overestimated generally with no reference to Garden Organics, asbestos etc.

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Construction waste estimates appear underestimated generally for development of facilities and infrastructure proposed.

Disposal options for Demolition and Construction waste require revision to indicate disposal destinations specific to the waste being generated. The option provided is generic with little consideration to re-use/recycling where re-use/recycling options are available.

Details provided in the RFI Response dated 14 February 2020 do not meet the requirements of Chapter 7.2 Waste Management of Gosford DCP 2013.

Ongoing Operation details are to be developed to provide advice as to Bin sizes, on-going waste estimation, private contractor servicing with a private commercial waste vehicle (rear loading/front loading) consistent with swept turning path details requested under Item 2, occupant responsibilities, caretaker responsibilities etc.

It is recommended a Waste Management Strategy be developed to address On-Going Operation for the completed development. A copy to be provided to all future occupants to ensure On-going waste generation is sustainably managed.

Likely Impacts of the Development

Section 4.15(1)(b) of the EP & A Act requires consideration of the likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. The likely impacts are addressed below:

Built Environment

The subject land is zoned E4 Environmental Living under GLEP 2014 and adjoins rural holdings, senior living and dwelling houses.

An assessment of the impact on the built environment and surrounding development has been undertaken. The potential impacts of such a development are not consistent with adjoining development due to the extend of earthworks, tree removal, and proposed density.

The construction of 202 dwelling sites on does not retain the natural environment and, for this reason, the proposal is not consistent with the objectives of the zone or the desired character of the locality.

Natural Environment

The proposed development includes the removal of about 500 trees. The construction of a construction and fire access road through the rear of the site to Picketts Valley Road will result in the removal of additional trees and impact on the ecology of the site and locality.

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There will be a significant impact on the natural environment as a result of the proposed development.

Economic & Social Impacts

The proposed development will create employment during construction and additional population to support local services. The proposed development is for over 50s which is not subject to the *Senior Living SEPP* but is effectively a senior living development. As the proposal is not permitted under the SEPP and does not rely on the SEPP, the impacts on medical and other services has not been addressed.

It is recognized that there is a need to cater for increasing aging of the population and affordable housing. The contention by the applicant that this is an upmarket land lease housing is essentially a residential housing estate.

Ecologically Sustainable Principles:

The proposal has been assessed having regard to ecologically sustainable development principles and is considered to be inconsistent with the principles.

The proposed development is not considered to incorporate satisfactory stormwater, drainage and erosion control and the retention of vegetation where possible and is likely to have significant adverse impacts on the environment and will decrease environmental quality for future generations. The proposal does result in the disturbance of any endangered flora or fauna habitats and is likely to significantly affect fluvial environments.

Climate Change

The potential impacts on climate change of the proposed development have been considered by Council as part of its assessment of the application.

The assessment has included consideration of such matters as potential sea level rise; potential for more intense and/or frequent weather conditions including storm events, bushfires, drought, flood and coastal erosion; as well as how the proposed development may cope, combat, withstand these potential impacts.

The proposed development is not one considered to be compatible with the likely increases in flooding and risk of bushfires particularly having regard to the likely age of occupants, intensity of development, and structures which are not mobile structures.

Other Matters for Consideration:

Central Coast Regional Plan 2036

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The plan identifies the need for an increase in population and housing by the year 2036, including the need for aged housing. The Central Coast has a higher proportion of aged people over 55 than the state average. There is also a need for affordable housing such as that provided in caravan parks or other residential accommodation.

This does not justify the development of aged or senior housing on steep E4 zoned land to which SEPP (Senior Living) does not apply.

Coastal Open Space Strategy

The site does not adjoin land identified or owned by Council for the Coastal Open Space System (COSS). The northern part of the site north of the second creek is proposed to be excluded from the proposed development to retain existing vegetation and a link between Kincumber Mountain to the west and Avoca Lagoon to the east. The preservation of the northern part of the site is supported but will be impacted by the proposed construction access and fire trail.

To provide such a link between Kincumber Mountain and Avoca Lagoon would require additional private land to be added to the COSS.

Planning Agreements

The proposed development is not subject to a planning agreement / draft planning agreement.

Development Contribution Plan

The site is not subject to the provisions of any section 7.11 development contribution plan. Therefore, no contributions are applicable. The proposal is subject to the provisions of 7.12 contribution plan of 1% which would be \$197,398.00.

Suitability of the Site for the Development.

The site is zoned *E4 Environmental Living* under *Gosford LEP 2014*. Caravan parks are a permissible use with consent under the current E4 zone.

Caravan parks are a prohibited use on E4 zoned land under the draft CCLEP 2018.

The site is considered not suitable for the proposed development due to extend of earthworks required, tree clearing, impact on ecology, impact on proposed heritage item, and increased impacts and risks of flooding and bushfire.

The proposed development does not fit in the locality and is essentially an urban development on a rural or environmental protection land.

3.3 DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community (contd)

The Public Interest:

Approval of the proposed development is not in the public interest due to the environmental impacts and intensity of development. This is supported by the number of and issues raised in public submissions to the proposed development.

Conclusion:

This application has been assessed under the heads of consideration of section 4.15 of the *Environmental Planning & Assessment Act 1979* and all relevant instruments and policies. Based on the assessment outlined earlier in this report, it is considered that the application be **refused** pursuant to section 4.16(1)(b) of the *Environmental Planning and Assessment Act 1979*, for the reasons outlined in this report.

In summary, it is the Council contention that the proposed development is prohibited under the provisions of the current Environmental Planning Instruments applying to the land and, for this reason, cannot be determined by way of approval.

Even if the application was permitted on the site under the provisions of the current Environmental Planning Instruments applying to the land, the Council consider the finalisation of the impending *Draft Central Coast Local Environmental Plan* to be imminent. Under the provisions of the Draft LEP, the proposed development would be prohibited in the zone.

Despite the permissibility (or otherwise) of the proposed development, the proposed development proposes an unacceptable impact in the locality, failing to meet with the objectives of the zone and is inconsistent with the current and future character of the area. In some cases insufficient or inadequate information has been submitted to properly assess the impact of the proposed development, or the information submitted identifies that the proposed development will have unacceptable impacts on the environment of the site and locality.

Attachments

- | | | |
|----------|---|--------------|
| 1 | Statement of Environmental Effects DA57698 Lot A DP449600 H255 Avoca Dr Lots 2&3 DP976799 H255A & 255B Avoca Dr & L9 DP976799 H19 Picketts Valley Rd KINCUMBER Part 1 | ECMD25457919 |
| 2 | Appendix 1A - Civil Plans DA57698 Lot A DP449600 H255 Avoca Dr Lots 2&3 DP976799 H255A & 255B Avoca Dr & L9 DP976799 H19 Picketts Valley Rd KINCUMBER Part 1 | ECMD25457918 |

3.3 DA 57698/2019 - 255, 255A, 255B Avoca Drive, Kincumber and 19 Picketts Valley Road, Picketts Valley - Integrated Staged Residential Land Lease Community (contd)

- | | | |
|----------|--|--------------|
| 3 | Appendix 1B - Design Plans DA57698 Lot A DP449600 H255 Avoca Dr Lots 2&3 DP976799 H255A & 255B Avoca Dr & L9 DP976799 H19 Picketts Valley Rd KINCUMBER Part 1 | ECMD25457917 |
| 4 | Appendix 1C - Landscape Plans DA57698 Lot A DP449600 H255 Avoca Dr Lots 2&3 DP976799 H255A & 255B Avoca Dr & L9 DP976799 H19 Picketts Valley Rd KINCUMBER Part 1 | ECMD25457916 |

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Statement of Environmental Effects

Residential Land Lease Community

Property:

Lot A DP 449600, Lots 2,3,9 in DP 976799
255, 255A 255B Avoca Drive and 19 Picketts Valley Road,
Kincumber

Applicant:

Choice Living Avoca Development Pty Ltd

Date:

December 2019



Project Management • Town Planning • Engineering • Surveying
Visualisation • Social Impact • Urban Planning

www.adwjohnson.com.au



Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Draft V1	October 2019	MP & PD	BSA
B	Draft V2	November 2019	BSA	CS
C	Final for Lodgement	December 2019	BSA	CS

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.



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Appendix 14	Flood Impact Assessment
Appendix 15	Social and Economic Impact Assessment
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1.0 Introduction

1.1 EXECUTIVE SUMMARY

ADW Johnson has been engaged by Choice Living Avoca Development Pty Ltd ('the proponent') to prepare and lodge a development application (DA) with Central Coast Council ('Council') for a *Residential Land Leased Community* upon Lot A DP 449600, Lot 2, Lot 3, Lot 9 of DP 976799, Avoca Drive, Kincumber ('the site').

This Statement of Environmental Effects has been prepared pursuant to the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and accompanying regulations, and addresses the necessary issues that require assessment to assist Council in making a determination on the subject application.

The proposal seeks to establish a 202 site *Residential Land Leased Community* which will provide for the later placement of manufactured homes (moveable dwellings). Community facilities, roads, water, sewer, power, telecommunications, stormwater controls and landscaping will also be provided under the proposal.

Under the *Residential (Land Lease) Communities Act 2013*, a 'residential community' is defined as:

Community or Residential community means an area of land that comprises or includes sites on which homes are, or can be, placed, installed or erected for use as residences by individuals, being land that is occupied or made available for occupation by those individuals under an agreement or arrangement in the nature of a tenancy, and includes any common areas made available for use by those individuals under that agreement or arrangement.

Note. A community may be:

- a) A caravan park (that is, land including a camping ground, on which caravans, or caravans and other moveable dwellings, have been, are or are to be placed, installed or erected), or
- b) A manufactured home estate as defined in the *Local Government Act 1993* (that is, land on which manufactured homes have been, are or are to be placed).

In line with above; as 'caravan parks' are permitted under the subject sites zoning of E4 *Environmental Zoning* under the Gosford Local Environmental Plan 2014, the proposed *Residential Land Lease Community* will be established through the development of a *caravan park*. The permitted land use of a *caravan park* is explored further in this report.

The development is proposed exclusively for over 50's living (at least one homeowner must be 50 years or older, with a maximum of two permanent residents per home). This modern day approach to retirement living allows residents to retire in a luxury resort style environment that still makes solid financial sense. By owning their home, residents are able to retain a tangible investment that has the ability to grow in value, just like traditional real estate, but with NO exit fees and NO deferred management fees. Residents can also access a wide array of superb amenities that are maintained by management. This model strikes a great balance between luxury, quality and financial sense.



The average occupancy of this form of development is 1.3 persons per dwelling, and based on this future population is expected to be 202 to 404 persons.

The site is undulating land, located upon the urban fringe. The proposal has been designed to take into account topographical features, existing vegetation, riparian zones, neighbouring development and the broader landscape in which the proposal sits.

The design team comprised specialist consultants in the disciplines of ecology, bushfire risk, stormwater management, Aboriginal archaeology, traffic impacts, civil design and provision of reticulated services, future built form, tree and landscape assessments. A summary of each specialist's investigations and findings is provided in this report, with full reports provided in the Appendices.

The proposal is put forward in response to market appraised and forecast demand as identified in such policies as the *Central Coast Regional Plan 2036*.

Initial investment in estate establishment works is estimated at \$17.9 million with a further \$59 million in future housing construction. The gross value add to the local economy is estimated at \$112M. The proposal is expected to create considerable local employment opportunities including trades etc of 300 jobs during estate establishment and a further 985 jobs through future housing and the life of the development.

Given the above, the proposed development site is considered an obvious and ideal location for the establishment of a *Residential Land Lease Community*. These types of developments have become a fundamental component of the efforts to address housing an aging population within NSW, and a means by which people are able to live in a community where they can enjoy the benefits of proximity to neighbours and to the range of facilities available to the residents.

Overall the proposed development complies with all relevant provisions of the Gosford Local Environmental Plan 2014 as well as the relevant aims and objectives of the Gosford Development Control Plan 2013. Where the development does not comply with numerical requirements under the DCP, adequate justification has been supplied illustrating that the development continues to achieve the objectives of that control.

On this basis, Council is requested to grant consent to the application.



1.2 DEVELOPMENT APPLICATION DETAILS

STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY:	
Name:	ADW Johnson Pty Ltd 5 Pioneer Ave, Tuggerah NSW 2259
Contact:	Chris Smith – Senior Town Planner Ph: (02) 4305 4300 Email: chris@adwjohnson.com.au
PROJECT DETAILS:	
Applicant Name:	Choice Living Avoca Development Pty Ltd C/- ADW Johnson Pty Ltd
Owners' Details:	Avoca Land Pty Ltd
Property Description:	Lot A, DP 449600 – 255 Avoca Drive; Lots 2 & 3, DP 976799 – 255A, 255B, Avoca Drive; Lot 9, DP 976799 – 19 Picketts Valley Road; Kincumber, NSW 2251
Project Description:	Residential Land Lease Community
PROJECT TEAM:	
Town Planner	ADW Johnson Pty Ltd
Civil Engineer	ADW Johnson Pty Ltd
Landscape Design	Terras Landscape Architects
Architect	CED Building Design
Bushfire	Peterson Bushfire
Aboriginal Heritage	McCardle Cultural Heritage
Geotech Contamination	Qualtest Laboratory
Traffic	McClaren Traffic Engineering
Social	AIGIS Group
Stormwater	ADW Johnson Pty Ltd
Flooding	GRC Hydrology
Waste	ADW Johnson Pty Ltd

Statement of Environmental Effects – Residential Land Lease Community
Lot A DP 449600, Lots 2,3,9 in DP 976799 - Avoca Drive, Kincumber
(Ref: 190587P)

3



2.0 Site Description

2.1 LOCATION

The subject site is located on the northern side of Avoca Drive, Kincumber; approximately 2.5km east of Kincumber Shopping village and 3.8km west of Avoca Beach (see Figures 1-3).

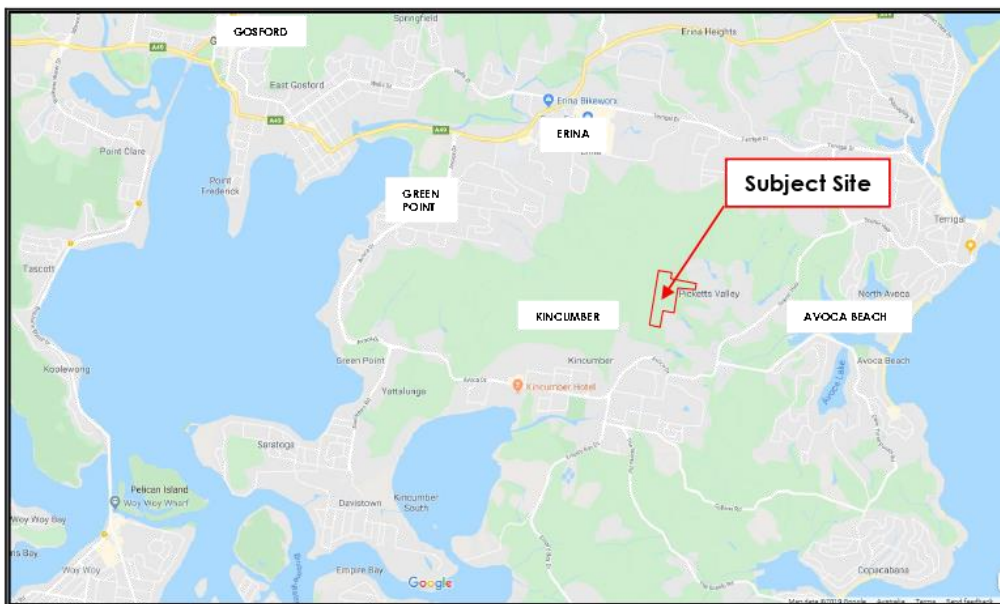


Figure 1: Wider Locality Map (Source: Googlemaps)

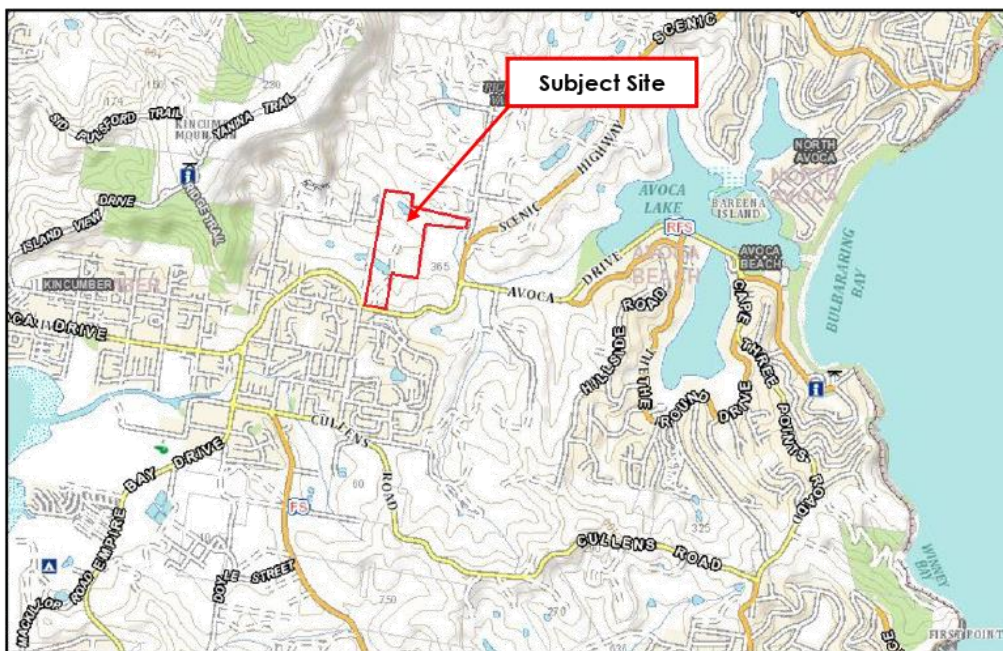


Figure 2: Locality Map (Source: Six Maps)

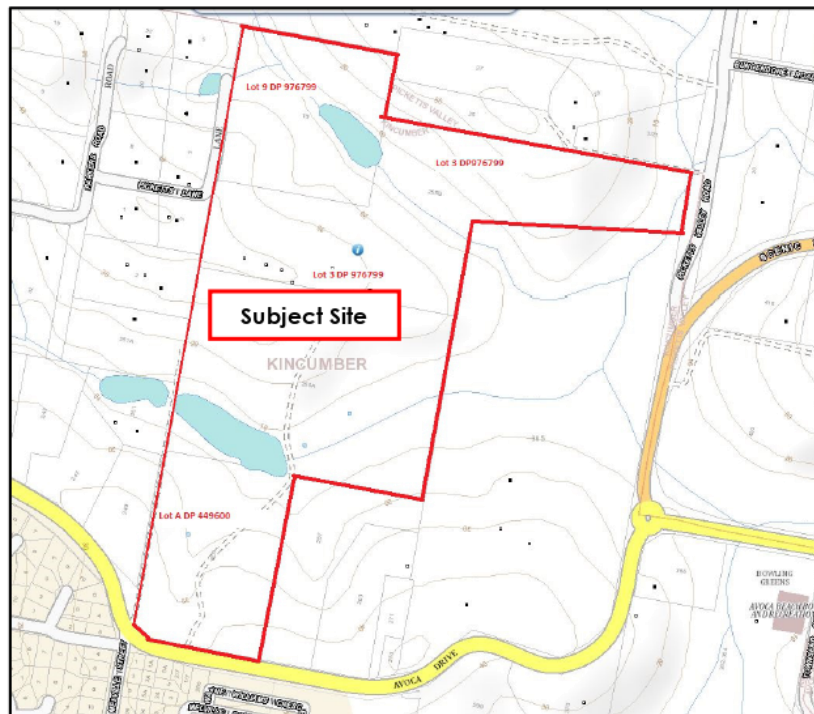


Figure 3: Site Map (Source: Six Maps)

2.2 LAND TITLE

The subject site is comprised of four (4) allotments identified as follows:

- Lot A DP 449600
- Lot 2 DP 976799
- Lot 3 DP 976799
- Lot 9 DP 976799

The subject site has a total area of 24.12ha and contains a number of easements for sewer, none of which will impact on the proposed development. Copies of the Deposited Plans are provided as **Appendix 2**.

2.3 OWNERSHIP

All four (4) allotments which comprise the subject site are owned by 'Avoca land Pty Ltd', whose consent to lodgement is provided within the accompanying documentation. Copies of the Certificate of Title are provided as **Appendix 3**.

2.4 PHYSICAL DESCRIPTION

2.4.1 Site Description

The subject site is an irregular shaped piece of land, comprised of four (4) allotments, with a frontage of approximately 154m to Avoca Drive and 82m to Picketts Valley Road (see Figure 4). The site currently contains three (3) dwellings and a number of ancillary structures and outbuildings including horse stables.



Figure 4: Aerial Image (Source: Six Maps)

2.4.2 Access

Vehicular access to the site is currently available in two (2) locations via a bitumen access crossing from Avoca Drive within the southern portion of the site, and existing farm track from Picketts Valley Road within the north-eastern portion of the site.

2.4.3 Topography

The site is undulating with contours ranging between approximately 40m AHD to approximately 10m AHD. The site falls away from Avoca Drive in the south, then rises to a central low ridgeline, then falling again to a northern watercourse and rising again towards the northern boundary. Overall slope is towards the east.

2.4.4 Watercourses

The site contains 2 modified watercourses, generally running from west to east. Each of these watercourses lead to an existing farm dam, referred to as the southern and northern dam.

2.4.5 Vegetation

The majority of the subject site has been cleared through the previous timber milling and agricultural uses and contained improved pasture with scattered trees. Council's online vegetation mapping identifies the vegetation on site as containing the following (see Figure 5 and 6):



- E22ai – Narrabeen Coastal Blackbutt Forest
- E6ai – Coastal Narrabeen Moist Forest
- Disturbed – Canopy only vegetation

Vegetation within the southern portion of the site along Avoca Drive, mapped as Narrabeen Coastal Blackbutt Forest; is identified as regionally significant vegetation. (It is noted that much of this vegetation is located upon land identified by the Roads & Maritime Services for future road widening.)

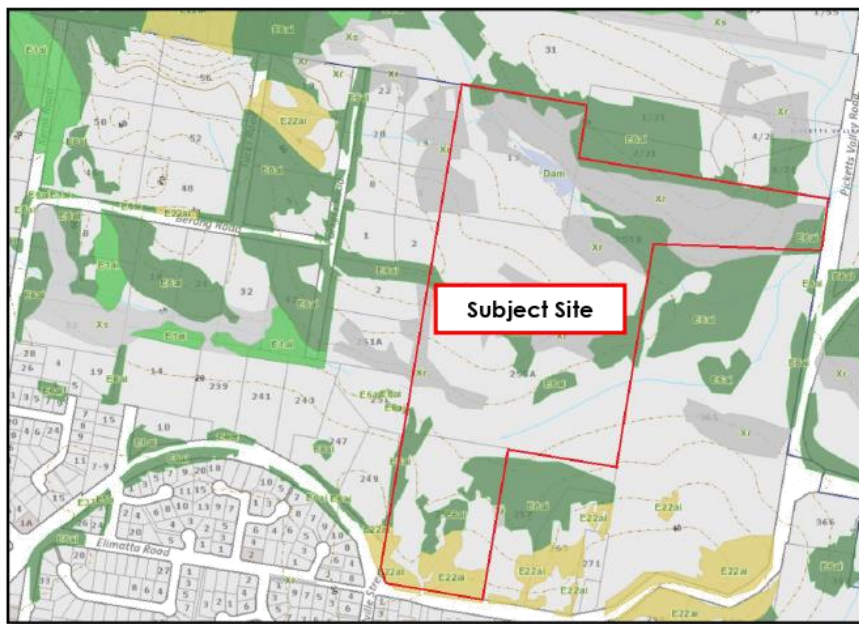


Figure 5: Belle Vegetation 2013 (Source: Council online mapping system)

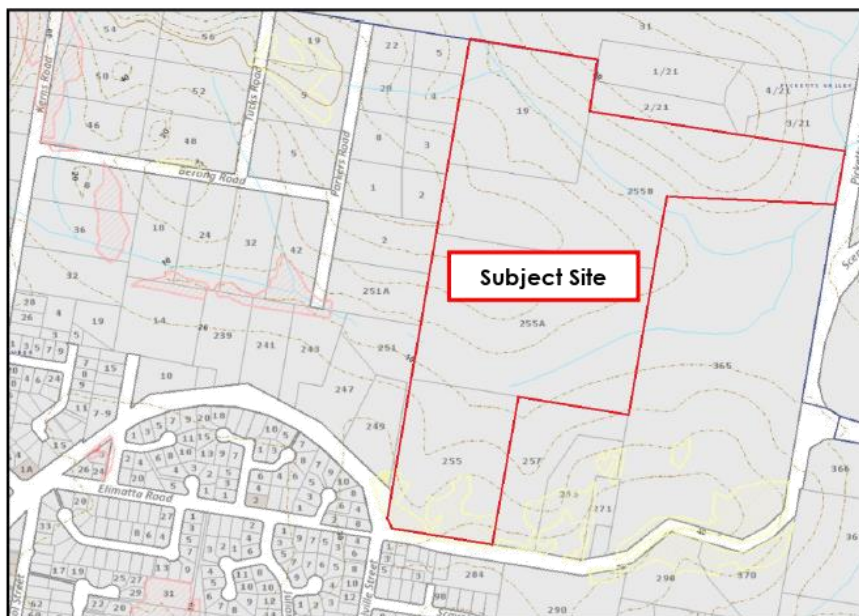


Figure 6: Ecologically Endangered Vegetation 2013 (Source: Council online mapping system)



2.4.6 Context

The site is located on the north eastern urban fringe area of the suburb of Kincumber. Land immediately to the south is zoned residential and developed with low density residential housing and also seniors housing, being part of the nearby Brentwood Retirement Village. Upon part of this site is a development application currently under assessment for a 108 bed age care facility.

Land adjacent to the west is smaller lot rural residential development, with lot sizes varying from approximately 4,500 m² to 1ha. Further to the west is small lot rural residential development, then low density residential development and quarry & landscape supply business (Kerns Rd area).

To the east is a larger rural residential allotment containing two dwellings and a building used (Or previously used as a business premise)

Adjacent land at 257 Avoca Drive contains an older style single dwelling. 263 Avoca Drive contains higher grounds cafe 63. Consent has also been issued upon this land for nine tourist units and subdivision

To the north, separated by a heavily vegetated low ridge (which will remain in this natural state), is fragmented rural residential land of Picketts Valley.

The site is suitably located to key facilities as indicated in the following **Table 1**:

Table 1: Summary of key facilities within close proximity to the site.

Facility	Distance	Comments
Kincumber Shopping Village	2.5km	Supermarket, speciality shops, pharmacy, medical centre,
Kincumber Branch library	2.5km	Providing a range of library and Council services
Erina Fair Shopping Centre	9km	Regional shopping centre with a broad range of retail and commercial facilities
Gosford train station	13.7km	Direct trains to Sydney & Newcastle
Gosford Public Hospital	14km	Major public hospital for the Central Coast.
Terrigal Ambulance Station	5km	Emergency services
Fir & Rescue NSW	2.3km	Emergency services
Avoca Beach Bowling Club	1.4km	Recreation, social and dining facilities
Transport	The locality is well services with a regular bus service at Avoca Dr frontage, taxis, Uber and Club courtesy buses available to the site	
Within 3km is a variety of other shops, services, clubs, recreation facilities, walking trails, beaches and community facilities		

The local landscape is characterised by a mix of conventional low density residential development on both sides of Avoca drive (500m to the west), then screened rural residents housing on the north side of Avoca drive and low density residential to the south.

The site has limited vantage points viewable from public places, with the greatest exposure along the Avoca Drive frontage from passing motorists.

The site falls away from Avoca Drive, and is visually separated from land to the north (Pickett's Valley) by the vegetated low ridge.



A series of site photos is provided below.



Photo 1: Looking north across southern watercourse crossing



Photo 2: Looking east, downstream of southern watercourse



Photo 3: looking north up central low ridge to existing dwellings



Photo 4: Looking east across horse paddock. Northern watercourse, dam and northern vegetated low ridge also visible



Photo 5: Looking south east towards central dwelling and stables



Photo 6: Looking south east towards southern watercourse



3.0 Proposed Development

3.1 PROPOSED DEVELOPMENT

Overall Development

The proposed development involves:

- Demolition of existing structures on site;
- Dewatering and filling in of the existing small farm dam;
- Dewatering and reshaping of dam on southern watercourse, back into a flowing watercourse;
- Bulk earthworks;
- Construction of three (3) water quality basins;
- Construction of 202 long-term sites for future housing:
 - Stage 1 – 56 homes
 - Stage 2 – 146 homes(sub-stages may occur according to market demand)
- 2 short-term caravan sites and caravan parking/storage area;
- Construction of Community Facilities including:
 - Community Building (Sales Centre);
 - Community Building (Club House);
 - Indoor Swimming Pool;
 - Tennis Court;
 - Bowling Green;
 - Putting Green;
 - Village Green;
 - Community Garden;
 - Yoga Deck;
 - Caretakers residence (above clubhouse)
- Construction of central, minor internal access roads and upgrade of existing track;
- Relocated and reconstructed entry/exit to Avoca Drive;
- Realignment of existing southern water course crossing, and upgrade to formal road crossing with stormwater culverts;
- Service connections, including sewer lead in works from the north;
- Landscaping;

Plans detailing the above are provided as **Appendices 1a to 1c**.



Figure 7: Overall Site Layout

Community Building Designs

- The community buildings and associated amenities are designed to be the heart of the social community, by offering a relaxed space for residents to engage in leisure and wellness activities. The design of these buildings is contemporary yet unpretentious, and most importantly focuses on functional space that will be best utilised in supporting companionship and social activities. The pool serves as a resort style amenity with the benefit of providing an appropriate age-related exercise outlet.

Plans detailing the community buildings are provided within **Appendix 1b**.



Figure 8: Proposed Community Building (Sales Office)



Figure 9: Proposed Community Building (Club House)

Manufacture Home Designs

The proposed development has been designed to complement the surrounding area, and has been modeled on an understated yet contemporary design that respects the rural residential/environmental living setting.

The variety of built forms have been carefully considered to allow the entire development to engage with the existing site conditions. Building into, onto, and over land features to allow ease of access around the site, while working with the existing lay of the land where possible

- A range of dwelling styles will cater to different buyer requirements and also provide variety to the streetscape.
- The assembly of the manufactured homes will have an aesthetic similar to a traditional home, and will utilise high quality materials selected for durability, low maintenance and compatibility with the sites natural features. This will result in a community that complements the surrounding area.

The homes are designed to be constructed in major sections, both Vertical and Horizontal.

Indicative home designs are provided within **Appendix 1b**.



Figure 10: Indicative Manufacture Home Perspectives

3.2 PRE-LODGEMENT MEETING

A pre-lodgment meeting was held with Council on 5th September 2019. A response to each of the items raised within Council's meeting minutes is provided within **Appendix 4**.

4.0 Planning Controls

4.1 GOSFORD LOCAL ENVIRONMENTAL PLAN 2014

4.1.1 Zoning

The site is zoned E4 *Environmental Living* under the Gosford LEP 2014 (see Figure 11).

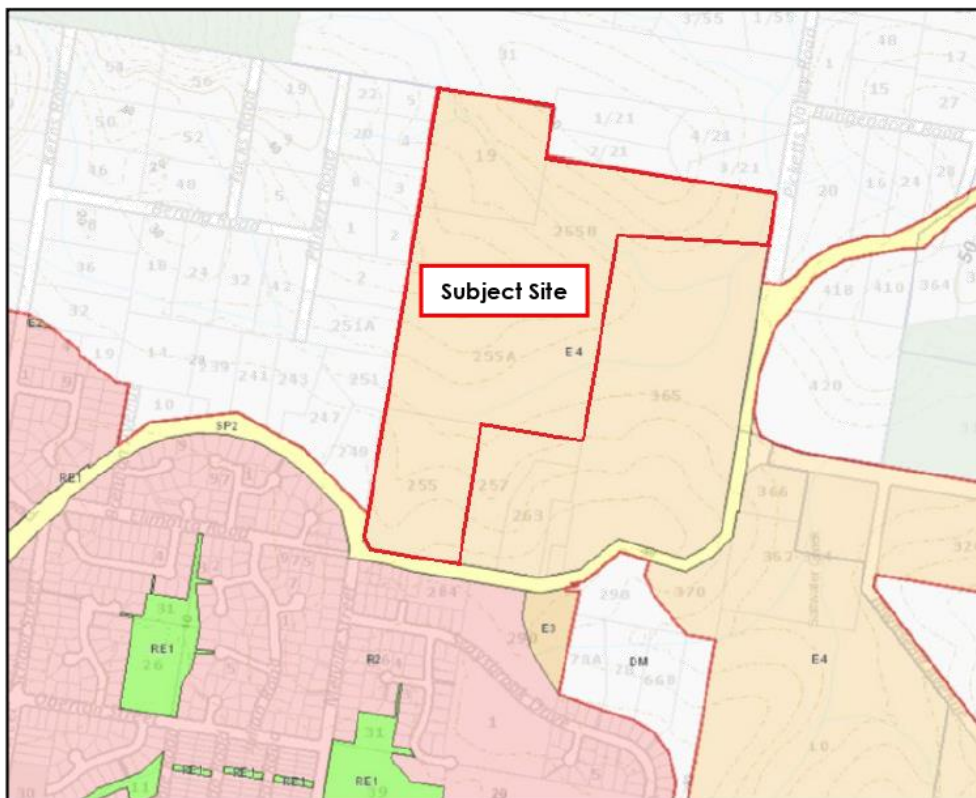


Figure 11: Zoning Map (Source: Council's Online Mapping System)

This zone permit, amongst other uses, a 'caravan park', and is the category of development upon which this application is based. The Gosford LEP 2014 defines a caravan park as:

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

The above definition make reference to moveable dwellings, which are defined in the Gosford LEP 2014 as:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.



The above definition makes reference to a *manufactured home*. This use is further defined in the Local Government Act 1993, as;

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

- (a) that comprises one or more major sections, and
- (b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the Road Transport Act 2013,

and includes any associated structures that form part of the dwelling.

As outlined under Section 3.1, future dwellings are designed to be constructed in major sections, both Vertical and Horizontal, consistent with the above definitions.

An extract from the land use table from the Gosford LEP 2014 is provided in Figure 12 below.

Gosford Local Environmental Plan 2014	
Current version for 28 February 2019 to date (accessed 23 September 2019 at 21:08)	
Land Use Table > Zone E4	
< >	
Zone E4 Environmental Living	
2 Permitted without consent	Home occupations; Recreation areas
3 Permitted with consent	Animal boarding or training establishments; Camping grounds; Caravan parks ; Dwelling houses; Eco-tourist facilities; Environmental protection works; Extensive agriculture; Home-based child care; Home industries; Oyster aquaculture; Pond-based aquaculture; Pubs; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; Secondary dwellings; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Water storage facilities
4 Prohibited	Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Figure 12: Extract from current Gosford LEP 2014 (Source: legislation.nsw.gov.au)

4.1.2 Land Use Table

Clause 2.3 of the LEP stipulates that the consent authority must have regard to the objectives for a development in a zone when determining a development application in respect of land within the zone.

In considering whether the proposed development meets the objectives of the E4 zone; it is noted that Clause 2.3(2) of the LEP states:

(1) *The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.*

In other words, there is no obligation on the consent authority to be satisfied that the proposed development is wholly consistent with the zone objectives prior to approving the application. The zone objectives are not a development standard. Instead the consent authority must 'have regard' to the zone objectives as part of the assessment. Compliance



with the zone objectives is not a matter which will determine the permissibility of the proposed development, as held by the Land and Environment Court in *Abret Pty Limited v Wingecaribee Shire Council* [2011] NSWCA 107.

The following table provides the zone objectives for zone E4 from the Gosford LEP 2014, together with comments as to how this development is consistent with those zone objectives.

Table 2: E4 Zone Objectives

E4 zone objective	Comments
<p><i>To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.</i></p>	<p>Section 4.1.1 of this report establishes that the placement of manufactured homes are a permissible form of residential development upon the site (within a caravan park).</p> <p>"Low impact" is not defined under the Gosford LEP2014, but it is put that the form of development submitted is a form with lower impact than otherwise might be experienced with residential development. This is achieved by;</p> <ul style="list-style-type: none"> • Increased setbacks to neighbouring boundaries of at least 3m; • Retention of existing trees along side boundaries and provision of additional landscaping to improve vegetated screening; • Dwelling designs that sympathetic and respond to site topography; • An overall site density that is lower than strategic residential development targets of 15 dwellings/ha. <p>The site does not have <i>special ecological values</i>. Ecological values have been assessed in the submitted Biodiversity Development Assessment Report. This report concludes that the submitted development can proceed with any potential impacts by the purchase of environmental credits, and undertaking other specific measures to vegetation being kept on site.</p> <p>The site does not have <i>special scientific values</i> as it does not contain any registered or known attributes or items of scientific importance. Two areas of Potential Archaeological Deposits have been identified and will not be impacted by the proposal.</p>



	<p>The site does not have any <i>special aesthetic value</i> as it is not registered in any special precinct or subject to any specific controls preserving aesthetic value.</p> <p>This matter is further discussed under Sections 4.7.1 and 4.7.2 of this report (Character & Scenic Quality).</p>
<p><i>To ensure that residential development does not have an adverse effect on those values.</i></p>	<p>Following on from the previous response, it is put that the site does not have <i>special ecological, scientific or aesthetic values</i>.</p>
<p><i>To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.</i></p>	<p>The proposal is based on a systematic assessment of the site and allowing natural features to give shape to a development and integrate with its surrounds. The emphasis has been on conserving and enhancing the site's features such as open watercourses, retaining trees and avoiding large-scale levelling.</p> <p>Full details on each aspect are provided in relevant specialist reports Design Package (Appendix 1b), Socioeconomic Impacts Assessment (Appendix 15), Biodiversity Development Assessment Report (Appendix 10).</p>
<p><i>To provide land for low-impact tourist-related development that is of a scale that is compatible with the special ecological, scientific or aesthetic values of the area.</i></p>	<p>The proposal does not specifically target the tourist market, but provides for 2 sites for caravan/motorhomes. It is expected that future residents of the community may wish to entertain family and friends, who might be travelling on extended holidays around this Nation. The selected sites are contained central to the development and will not impact on the surrounding natural or built environment.</p>
<p><i>To ensure that development is compatible with the desired future character of the zone.</i></p>	<p>The proposal is based on a systematic assessment of the site and allowing natural features to give shape to a development and integrate with its surrounds. The emphasis has been on conserving and enhancing the site's features such as open watercourses, retaining trees and avoiding large-scale levelling.</p>



4.1.3 Clause 4.3 Height of Buildings

The site is identified as being subject to a maximum height limit of 8.5m (see Figure 13). All buildings – community buildings and future housing - will be compliant with this requirement as detailed in the Design Package provided as **Appendix 1b**.



Figure 13: Building Heights Map (Source: Council's Online Mapping System)

4.1.4 Clause 5.10 – Heritage Conservation

European

The site is not identified as containing any items of heritage significance or as being located within a heritage conservation area, on Council's Heritage Map. It is noted however that the site was submitted for heritage nomination in September 2017.

Since that time, further historical research has been undertaken, which determined that the previous heritage nomination previously submitted for Council assessment has proven to be not well-founded when further historical and land title information now to hand is taken into consideration. The original assertion made in relation to the potential local significance of this property did not withstand the greater scrutiny employed while attempting to progress the proposed local heritage listing and the associated heritage nomination is withdrawn.

A letter from VAULT Heritage Consulting discussing the above it provided as **Appendix 5**.



Aboriginal

An Aboriginal Heritage Due Diligence Assessment has been prepared and is provided as **Appendix 6**.

No archaeological sites were identified in the project area. However; two (2) small areas of potential archaeological significance were identified (refer to Figures 13a & 13b). The remainder of the project area consists of moderate to steep slopes with significant erosion and no sites or potential areas were identified. As such, there are no impacts to the archaeological record through the remainder of the project area.

The following mitigation and management strategies are provided:

- Conservation/Protection – Conservation is the first avenue and is suitable for all sites, especially those considered high archaeological significance and/or cultural significance. As two (2) small PADs were identified along the 1st order creek, there is an opportunity to protect those locations.
- Further investigation – If the two (2) small PADs cannot be protected, and archaeological test excavation of the two (2) locations will be required prior to any works at those locations.
- AHIP – If harm will occur to an Aboriginal object or place then an AHIP is required. As no sites were identified an AHIP is not required. If the results of any further investigations of the two (2) PADs identifies sites, and AHIP may be required following the completion of test excavation.

Furthermore; the following recommendations were made:

- General – The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974.
- PADs – If the identified PADs will be impacted upon by any future development an archaeological subsurface investigation will be required in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010), the OEH Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011), the DECCW Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales prior to any works in those areas.

The proposed layout has been designed to avoid the two (2) small PADs, adopting the recommended mitigation and management strategy of conserve/protect.



Figure 13a: Location of PADs (Source: MCH Aboriginal Heritage DD 2019)



Figure 13b: Location of PADs in relation to (Source: Proposed Plans)



4.1.4 Clause 7.1 – Acid Sulfate Soils

The site is identified as containing Class 5 Acid Sulfate Soils, where works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the water table is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land, requires the preparation of an Acid Sulfate Soils Management Plan (see Figure 14).

As works associated with the proposed development are located over 500m from adjacent Class 1, 2, 3 or 4 land, an Acid Sulfate Soils Management Plan is not required.

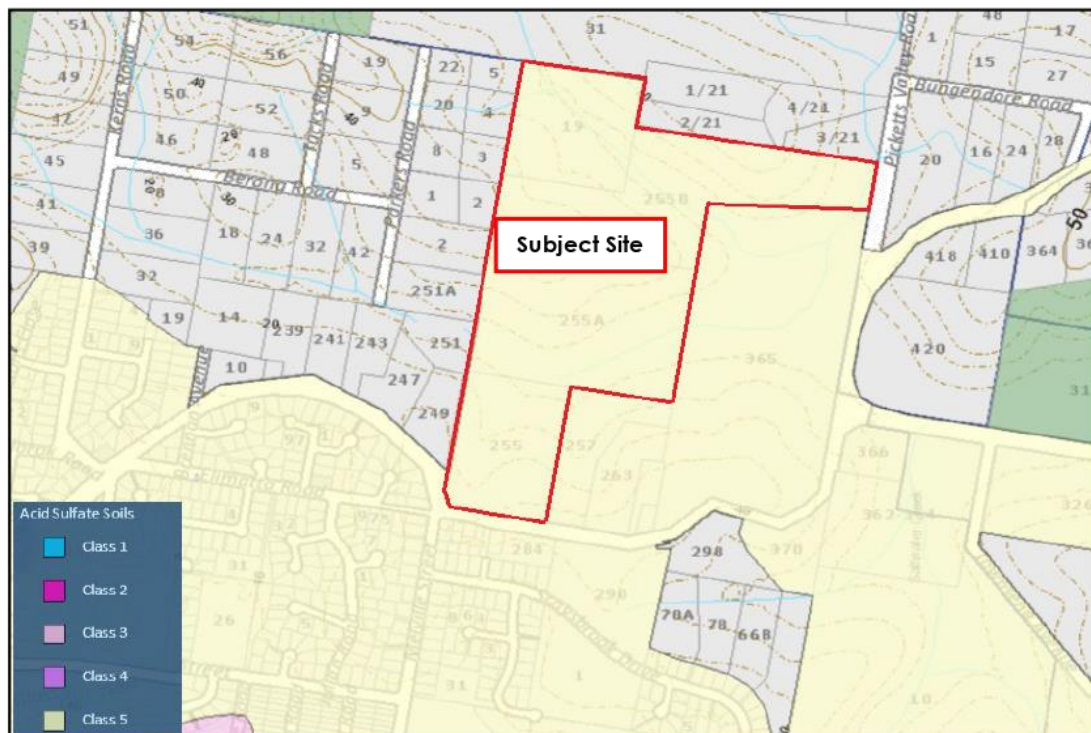


Figure 14: Acid Sulfate Soils Map (Source: Council's Online Mapping System)

4.1.5 Clause 7.2 – Flood Planning

The subject site is not identified as flood prone land under Council's mapping (see Figure 15). However; given the watercourses located onsite and catchment flooding which occurs within the area, 'GRC Hydro' were engaged to assess the site, whom determined the site to be affected by catchment flooding.

As such, a Flood Impact Assessment has been prepared for the proposed development and is provided as **Appendix 14**.

Analysis of the earthworks indicates that the proposed cut and fill results in a net increase in flood storage within the Base Case 1% AEP flood.

Two flow paths, Saltwater Creek and an unnamed tributary, flow through the Site into Avoca Lagoon. Flood behaviour of these two watercourses have been examined using WBNM and TUFLOW models.



The WBNM model flows were validated to the Avoca Lagoon Flood Study (2003). TUFLOW model parameters were verified against the Kincumber Overland Flow Study (2014) model parameters.

Base Case and Post Development conditions were assessed in the flood models for the 1% AEP and PMF events with the results presented as flood depths, levels and hazard. A long section presenting the 1% AEP results has also been provided. The results indicate that all proposed lots are above the level of the PMF and the FPL, and that the creek crossing is above the level of the 1% AEP event.

The flood impact assessment indicates that the development does not result in off-site impacts and consideration of the potential cumulative impacts indicates that multiple similar developments would not result in increased flood levels that exceed 0.01 m as per the Floodplain Development Manual (FDM, 2005) requirements.

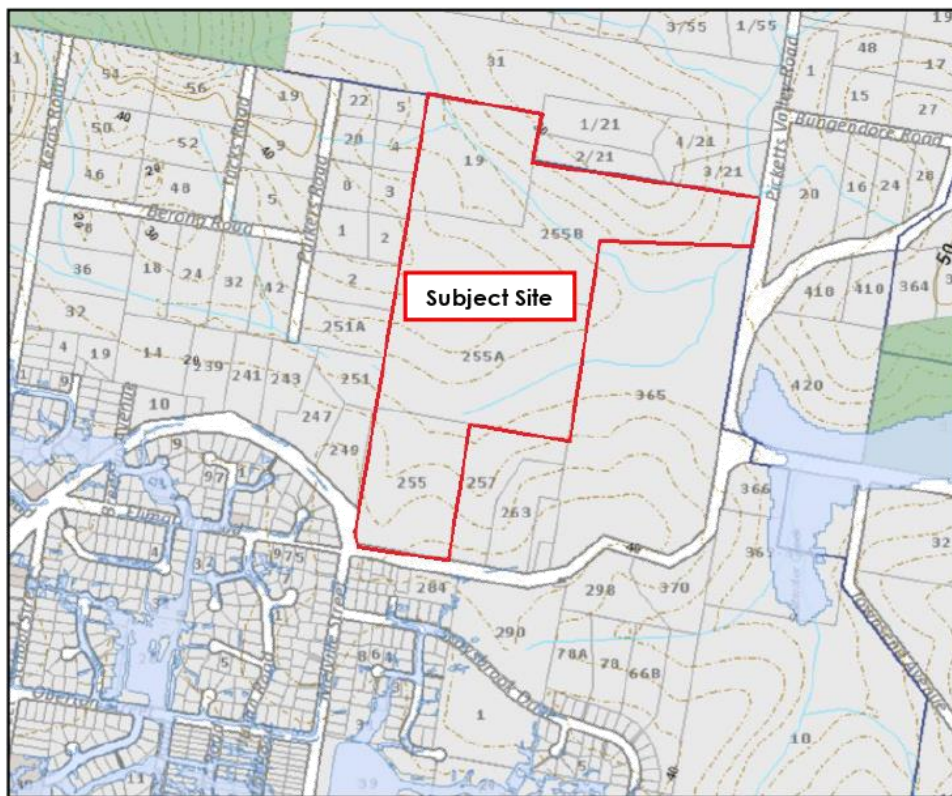


Figure 15: Flood Prone Land Map (Source: Council's Online Mapping System)

4.1.6 Clause 7.3 – Floodplain Risk Management

Clause 7.3 outlines the planning controls for developments with particular evacuation or emergency response issues, a category which the proposed 'caravan park' falls into.

The Flood Impact Assessment provided as **Appendix 14** notes " that all proposed lots are above the level of the PMF and the creek crossing is above the level of the 1% AEP event....".



Appropriate procedures will be developed and incorporated into an Operational Plan of Management and will address what actions should be taken in times of severe rain (causing flooding) or other emergencies. Such a document will be provided to all incoming residents and appropriate procedures made known to any visitor to the site.

4.1.7 Remaining LEP Mapping

The following is noted with respect to the remaining mapping layers under the LEP:

- The site is subject to a minimum lot size of 4ha;
- The site is not subject to a maximum floor space ratio;
- The site is not subject to additional permitted uses;
- The site is not identified as land reserved for acquisition;
- The site is not identified as an urban release area;
- The site is not identified as key site;
- The site is not identified as caravan parks and manufactured home estates.

Taking the above into consideration, the proposed development is consistent with the Gosford LEP 2014.

4.2 DRAFT CENTRAL COAST LOCAL ENVIRONMENTAL PLAN

The following is noted with respect to the mapping layers under the Draft Central Coast LEP:

- The site is zoned E4 Environmental Living;
- The site is subject to a minimum lot size of 2ha;
- The site is not subject to a maximum building height;
- The site is not subject to a maximum floor space ratio;
- The site is not subject to additional permitted uses;
- The site is not identified as land reserved for acquisition;
- The site is not identified as an urban release area;
- The site is not identified as key site;
- The site is not identified as caravan parks and manufactured home estates.

As identified above, the provisions proposed under the Draft Central Coast LEP generally remain unchanged from the Gosford LEP 2014 which is currently in force. It is noted however, that under the Draft Central Coast LEP 'Caravan Parks' will no longer be permitted in the E4 zone (see Figure 16).

Zone E4 Environmental Living	
2	Permitted without consent Home occupations
3	Permitted with consent Animal boarding or training establishments; Bed and breakfast accommodation; Bee-keeping; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facility; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Information and education facilities; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Signage; Veterinary hospital; Water recycling facilities; Water supply systems
4	Prohibited Industries; Service stations; Warehouse or distribution centres; Any development not specified in item 2 or 3

Figure 16: Extract from Draft Central Coast LEP (Source: Council's website)



Despite the above, the application has been lodged under the current Gosford LEP 2014, which remains the applicable legislation.

The Draft Central Coast LEP is not considered to be *certain* or *imminent* – key terms often relied upon when proposals are prepared and lodged during a period of transition.

The Draft Central Coast LEP was placed on public exhibition between 6 December 2018 to 28 February 2019. As a result of public exhibition it is understood that over 700 submissions were received.

Many of the issues raised will no doubt seek changes to the exhibited version of the LEP. It is unclear at the time of writing of this report how Council Officers have responded to submissions made and whether the exhibited version (from nearly 12 months ago) is likely to be altered in response to those public submissions.

It is also unclear whether the elected Council will also seek further changes to the exhibited draft LEP. Further, once the final format is agreed-upon and referred to the Department of Planning, whether the Department of Planning will endorse the draft LEP in the same manner as it was exhibited approximately 12 months ago.

For these reasons it cannot be said that the provisions of the draft LEP is certain.

Similarly, it cannot be said that the draft LEP is *imminent*. At the time of writing, the public is unclear on the final format of the draft LEP and there is no resolution from Council to have the Plan made. What if the elected Council seek significant changes to the format of the draft LEP, as exhibited?

Separate to the matter of whether the Draft Central Coast LEP is imminent or certain, it is also noted that Clause 1.8A of the Draft CCLEP provides the following savings provisions:

1.8A Savings provision relating to development applications

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

As such, the proposed development is to be determined in accordance with the provision of the current Gosford LEP 2014 under which it was lodged. This approach was confirmed in the recent Land and Environment Court Case between 'Codling and Central Coast Council (2019)', with Commissioner Gray stating the following (at 74):

"Firstly, even if the draft CCLEP was made in its current terms, the proposed development is saved by the savings provisions in draft Clause 1.8A, which provides that a development application made before the commencement of the CCLEP must be determined as if the plan had not commenced."

4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The installation of movable dwellings on the proposed long term residential sites is not part of this application and is subject to separate approval under the Local Government Act 1993, due to the fact that manufacture homes, moveable dwellings or associated structures within the meaning of the Local Government Act 1993 are specifically excluded from the definition of 'building' in S1.4 of the EP&A Act.



Section 1.4 – Definitions

building includes part of a building, and also includes any structure or part of a structure (including any temporary structure or part of a temporary structure), but does not include a manufactured home, moveable dwelling or associated structure within the meaning of the [Local Government Act 1993](#).

Whilst noting the above; the application has addressed Section 4.15 - Evaluation of the EP&A Act below within Section 5.

4.4 LOCAL GOVERNMENT ACT 1993

A moveable dwelling is defined in the Local Government Act 1993 as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

Under Section 68 of the LG Act, the installation of a manufacture home, moveable dwelling or associated structure on land requires the approval of Council. Furthermore, under Section 68, approval from Council is also required for the operation of a Carvana Park.

It is acknowledged that Council will impose a condition of consent requiring that a S68 approval be obtained.

4.5 LOCAL GOVERNMENT (MANUFACTURE HOME ESTATE, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2005

The purpose of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* is to provide opportunities for affordable alternatives in short-term and long-term accommodation through appropriate design, and promotion of health, safety and amenity of the occupiers.

The objective of this Regulation is to provide opportunities for affordable alternatives in short-term and long-term accommodation:

- (a) By continuing to force (in amended form) the standards for the design of manufacture homes estates, caravan parks and camping grounds established by the former Regulations, and
- (b) By continuing to force (in amended form) the standards for the design and construction of manufactured homes and other moveable dwellings and for their siting established by the former Regulations, and
- (c) By continuing to force (in amended form) that standards to promote health, safety and amenity of the occupiers of manufactured homes and other moveable dwellings established by the former Regulations.

The proposed caravan park will provide an alternative in long-term accommodation, incorporating 202 manufactured homes, housing over 50's; designed in accordance with the requirements for caravan parks and moveable dwellings. This model of housing promotes the health, safety and amenity of residents by:



- Offering resort style living via a modern home with all modern conveniences.
- Providing a range of amenities without the need to look after them.
- Providing a safe environment with companionship as the forefront of the model of living.

Part 3 of the Regulation relates to caravan parks, camping grounds and moveable dwellings and is applicable to this application. Clause 71 requires that approval must not be granted to the operation of a caravan park unless the proposal complies with the relevant requirements of Subdivisions 1-8 of Division 3. These are addressed within the compliance table provided as **Appendix 7**.

Division 4 and 5 pertain to the installation of manufactured homes, which do not require development consent in accordance with Clause 8(4A) of SEPP 21 – Caravan Parks.

The regulation sets out the standards which are applicable to the construction and operation of caravan parks and in determining a Section 68 application for Approval to Operate a caravan park, Councils must ensure compliance with the relevant standards unless variations to the compliance standards are supported by regulatory authorities through concurrence with an objection lodged pursuant to Section 82 of the Local Government Act, 1993. As such an objection under Section 82(1)(a) of the LG Act 1993 will be lodged as part of the Section 68 application for Approval to Operate.

4.6 STATE ENVIRONMENTAL PLANNING CONTROLS

4.6.1 State Environmental Planning Policy 21 – Caravan Parks

SEPP 21 – Caravan Parks aims to encourage the orderly and economic use and development of land used or intended to be used as a caravan park, the proper management and development of land so used, the provision of community facilities for land so used, and the protection of the environment of, and in the vicinity of, land so used.

The objectives of State Environmental Planning Policy 21 – Caravan Parks are:

Table 3: SEPP 21 Objectives

Objective	Comment
<p>(1) <i>The aim of this Policy is to encourage:</i></p> <p>(a) <i>The orderly and economic use and development of land used or intended to be used as a caravan park catering <u>exclusively or predominately for short-term residents (such as tourists) or for long term residents, or catering for both, and</u></i></p>	<p>The proposed development provides for the orderly and economic development of a caravan park, catering for long term residents via a residential land lease community – exclusively for over 50s.</p> <p>The site is located on the urban fringe, opposite an existing retirement village and residential development and in close proximity to other residential development.</p> <p>The site has reticulated sewer lines passing through and the capacity to connect to this service.</p>



	<p>The number of persons aged 65 and older are forecast to grow in this Region by 41,000 in the planning period to 2036.</p> <p>The majority of the site has been historically cleared and used for opportunistic agriculture and contains 3 residences. This is considered an inefficient use of land in this location, given it's convenient location to services in the immediate locality.</p>
<p><i>(b)The proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and</i></p>	<p>In designing the facilities and homes consideration has been given to the core fundamentals of the community living model where:</p> <ul style="list-style-type: none"> • security and peace of mind are delivered to all residents • the maintenance and cost burdens of traditional home ownership are removed • access to established infrastructure, transport, shops, medical needs and recreational pursuits is readily available. • a spectacular Country Club is created at the heart of the community that enriches the resident's lifestyle. • A sense of place is delivered where resident's can focus on what should be the best time of their lives. <p>There will be no direct, material impacts that may derogate from the activities, social amenity, equity and cohesion of the community. Based on the expected demographic similarities between future residents of the development and the current resident population, there is some prospect that these may be enhanced over time.</p> <p>A range of economic effects will flow from the propose development. These are generally expected to be positive, as they will result in both short-term stimulus in the development stage, and long term contribution once people take up residence in the development and begin to interact with the local economy.</p> <p>Overall it is concluded that, on balance, the socioeconomic effects of the proposed development are likely to be beneficial to the local and regional communities. There will be some differences in the notional</p>



	<p>distribution of these benefits in terms of their magnitude and the timing of when these will be realised. However, given the nature of the development, some element of these beneficial outcomes is likely to be enduring in nature.</p> <p>Further detail in relation to the social and economic impacts of the development are discussed within the Social and Economic Impact Assessment provided as Appendix 15.</p>
<p>(c) The provision of community facilities for land so used, and</p>	<p>The proposed development incorporates two (2) community buildings, which include a Club House , Indoor Swimming Pool, Tennis Court; Bowling Green; Putting Green; Village Green; Community Garden; Yoga Deck and are surrounded by landscaped grounds with meeting spots, benching, walking trails and other features to promote healthy and engaged living.</p>
<p>(d) The protection of the environment of, and in the vicinity of, land so used.</p>	<p>The potential environmental impacts have been assessed by an experienced and registered ecologist, and where possible significant trees and vegetation have been avoided during design. Approximately 8ha of total site area will be retained and made available to provide green corridor linkages and conservation land.</p> <p>The southern riparian corridor, which has been modified over the agricultural history to now include a dam and channelised watercourse will be rehabilitated to improve both hydrological and ecological functions.</p> <p>Existing trees and vegetation along property boundaries will be retained where possible and added with supplementary landscape works.</p>

In accordance with Clause 8(2) of SEPP 21, before granting development consent to the use of the land for the purpose of a caravan park, the Council must determine the number of sites that are suitable for long-term residence and the number of sites that are not suitable for long-term residence, but are suitable for short-term residence.

The proposed development seeks consent for a caravan park which is to provide long-term accommodation for residents as a *residential land lease community*. The proposal therefore seeks consent for the operation of a caravan parks consisting of 202 long-term movable dwelling sites.



The proposal does not specifically target the tourist market, but also provides for 2 sites for caravan/motorhomes on a short term stay basis. It is expected that future residents of the community may wish to entertain family and friends, who might be travelling on extended holidays around this Nation. The selected sites are contained central to the development and will not impact on the surrounding natural or built environment.

Pursuant to Clause 10 of SEPP 21, the following matters must be considered by Council prior to granting a development consent required by this Policy:

- (a) *whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,*

Comment: The project vision was to establish a benchmark in community living for Over 50's that supplements the surrounding areas rather than dominates, utilising the setting to establish a community in a location where people dream of living. The site was purchased with this vision firmly at the forefront in decision making during the acquisition phase.

Section 2.4.6 of this report and Table 1 provide a summary as to why the site is suitable for the proposed development. In essence, it is the site's proximity to key services and facilities, on the urban fringe, yet offering a rural outlook, without significant exposure on the broader landscape.

The size of the holding was also a key consideration as any project of this nature requires a certain mass to ensure the long term economic and financial sustainability/viability, and allowing for the maintenance of landscaped grounds, resident community facilities and land set aside for green corridors and environmental conservation.

- (b) *whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*

Comment: There are a number of existing tourist and visitor accommodation options within Kincumber/Avoca, including:

- o 160 The Round Drive Avoca Beach – The Palms at Avoca;
- o 243 Avoca Drive, Avoca Beach – Avoca Valley Bed and Breakfast;
- o 326-360 Avoca Drive Avoca Beach – Avoca Beach Hotel;
- o 370 Avoca Dr, Avoca Beach – Riley's Accommodation;
- o 263 Avoca Drive, Kincumber – 9 Tourist and Visitor units (approved under DA40779/2011);
- o Various other forms of private rental accommodation accessed through internet sites such as Airbnb, Stayz etc

Other tourism opportunities exist within the broader surrounding area. The proposed development does not impact on the ability to meet current and future tourism demand. The proposed development will not displace existing or proposed tourist accommodation.

- (c) *whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*



Comment: Future housing in the proposed development is intended to be at the premium end of the *residential land lease community* market. The financial model – as a *residential land lease community* is somewhat unique in that it will allow some landowners to free up equity in their existing homes, whilst being able to live in comparable quality homes with a rural outlook and feel.

There is limited stock currently available in this price and quality range. This being the case, the proposed development is unlikely to distort the market in terms of the capacity of potential residents to purchase a lower-priced dwelling at their preference.

Considering the presumptive price range for the proposed development, and the medians for the broad market and the two existing estates (Brentwood Village and Broadwater Court), there exists a range of stock at a variety of price points. This suggests firstly that prospective buyers have a range of options available to purchase at a price suitable to individual budgets and preferences, and secondly that, the additional stock introduced by the proposed development is unlikely to distort the market to the effect of inhibiting the ability of buyers to purchase according to their preferences.

The Socioeconomic Assessment provided at **Appendix 15** expands on this issue.

- (d) *whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,*

Comment: In addition to those nearby services previously identified with 3Km of the site (refer to Section 2.4.6 above); Kincumber generally has good access to important public and social infrastructure and services. Nearby public bus services and rail transport provide convenient access to major urban and city centres (ie. Newcastle and Sydney).

The proposed development also includes provision for a range of recreational infrastructure and activities for residents of the land lease community. These include two (2) community buildings, yoga deck, tennis court, bowling green, putting green, village green, and indoor swimming pool.

Provision of easily accessible, functional offerings for the resident community forms a key element of the overall site planning.

- (e) *any relevant guidelines issued by the Director, and*

Comment: Not applicable

- (f) *the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

Comment: The Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993 was repealed on 31 August 1995. The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 now regulates the operation of caravan parks in NSW. Consideration of the Local Government (Manufactured



Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 is provided above in Section 4.3.1. The proposal complies with the requirements of the Regulation.

4.6.2 SEPP (Coastal Management) 2018

The subject site is not identified as containing coastal wetlands, coastal wetlands proximity area, coastal environment area, and coastal use area (see Figure 17).

Flooding and stormwater modelling has been undertaken to ensure water leaving the site mimics conditions pre development. Full details are contained in **Appendix 13** (Water cycle Management) and **Appendix 14** (Flood Impacts Assessment).



Figure 17: SEPP Coastal Management - 2018 Map (Source: NSW Coastal Map)

4.6.3 SEPP (Infrastructure) 2007

Clause 104 of SEPP infrastructure provides that any development listed within Schedule 3 is classified as “traffic generating development” and requires a referral to the RMS.

Schedule 3 provides the following:



Table 4: Schedule 1 Triggers for Traffic Generating Development – Residential Accommodation

Column 1 – Purpose of development	Column 2 – Size or capacity – site with access to any road	Column 3 – Size or capacity – site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road).
Residential accommodation	300 or more dwellings	75 or more dwellings

As the proposed development will create 202 moveable dwelling sites with direct access to a classified road (Avoca Drive), the development is classed as traffic generating development, and therefore concurrence is required from RMS. To assist Council and RMS in their assessment of the proposed development, a Traffic Impact Assessment has been prepared and is provided as **Appendix 8**.

4.6.4 SEPP 55 – Remediation of Land

SEPP 55 states that Council shall not consent to the carrying out of any development on land unless they have considered whether the land is contaminated, and if so whether it is satisfied that the land is or will be suitable in its contaminated state for the purpose for which the development is proposed. To assist Council with their assessment a Preliminary Contamination Assessment has been prepared and is provided as **Appendix 9**.

Five (5) Areas of Environmental Concern (AECs) were identified based on the site history and site observations. The AEC's related to on-site dams, construction and waste materials on site, fill stockpiles/mounds on site, former and current buildings and sheds, and septic tanks. These AECs were assessed to have a low to medium risk of potential contamination. The Conceptual Site Model (CMS) indicated that should soil, sediment and/or surface water contamination exist on site, then a potential exposure pathway could exist to site users and the environment.

Based on the site history and observations during the site walkover, it is recommended that additional assessment, comprising intrusive investigations in the AECs identified is carried out. Given the age of the buildings onsite it is also recommended that a Hazard Materials Survey is carried out by a suitably qualified consultant, prior to demolition of the structures.

Based on the AECs identified, it is unlikely that the recommended additional assessment would identify contamination that would preclude the development of the site (i.e. was not able to be remediated or managed). Therefore, it is considered that the recommended additional assessment could be carried out prior to construction certificate being issued, e.g. made a condition of the DA.



4.7 GOSFORD DEVELOPMENT CONTROL PLAN 2013

4.7.1 Chapter 2.1 – Character

The site is located within *Unit 13 – Scenic Buffer* of the Kincumber Character Statement (see Figure 18). The desired character is described as:

Desired Character

These should remain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.

Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges. Along creeks, ridges, slopes or road frontages, conserve all mature bushland remnants that provide scenically-prominent backdrops visible from any road or nearby property.

Limit intrusion of structures upon their landscape setting by concentrating new buildings and pavements in existing clearings. Use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, particularly on elevated slopes or near bushland.

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees.

Maintain the informal character of existing semi-rural hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through such as traditional post-and-rail designs. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy. Noxious or environmental weeds must not be planted, and existing infestations should be controlled.

In order to minimise their scale and bulk, all new structures that would be visible from a road or nearby property should reflect the modest character and simple articulation of traditional farm buildings. For example, divide floorspace into a series of linked pavilion structures or wings of rooms that are surrounded by landscaped courtyards, and preferably, provide parking in carports or separate garages. Roofs should be simple hips or gables without elaborate articulation, gently-pitched to minimise the height of ridges and flanked by wide eaves or extensive verandahs to disguise the scale of exterior walls. (In bushfire prone areas, verandahs, roofs and suspended floors must be screened to prevent the entry of sparks and flying embers.)

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves. Any commercial signs should be limited in size and number

Comment: As noted under Section 2.4.6 of this report, the site has a number of attributes which allow for development to occur without having a significant impact on the views and vistas of locality.



The site has a relatively short frontage to Avoca Drive, with the site falling away from the road to the first of two watercourses, the second which is hidden behind a low central ridge. Other than the Avoca Drive frontage there are a few public vantage points from where the site is visible.

Buildings are set back from front and side boundaries and are at levels below adjacent land to reduce visual prominence. Areas between buildings and front side setbacks will be landscaped to defuse form.

Trees within the riparian corridor will be retained and supplemented, providing canopy screening to future houses.

A detailed landscaping master plan provided as **Appendix 1c** and provides full detail on the landscaping measures including tree planning schedule to minimise visual impacts and to complement the surrounding landscape.

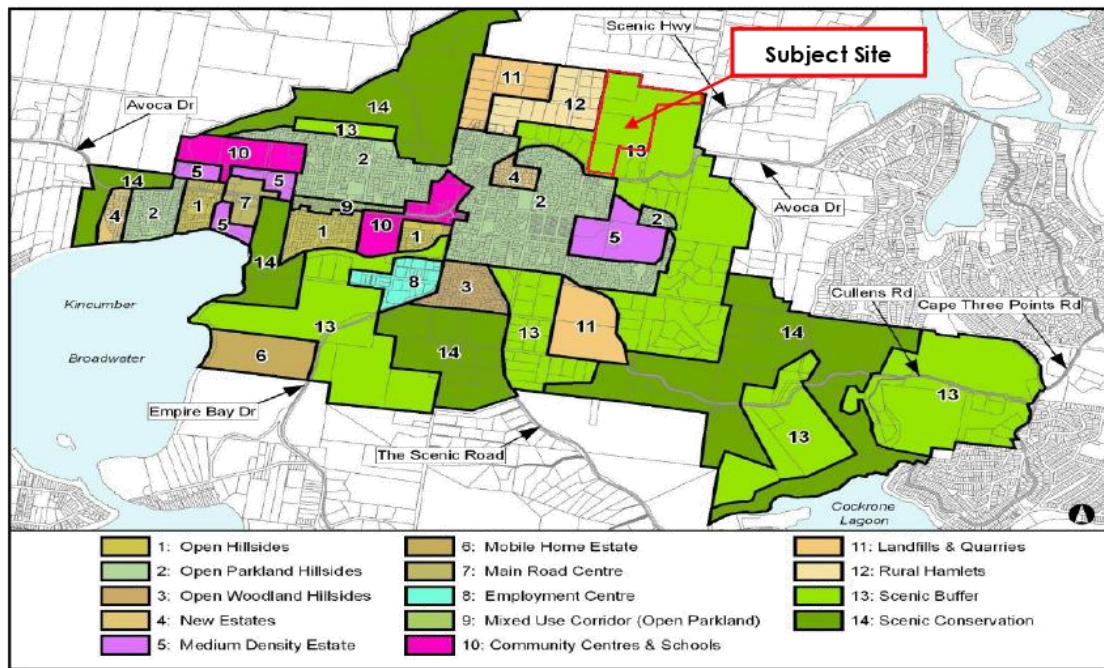


Figure 18: Extract from Chapter 2.1 (Source: Gosford DCP 2013)

4.7.2 Chapter 2.2 – Scenic Quality

The site is located in the Kincumber Land Unit within East Brisbane Water Geographic Unit (see Figure 19).

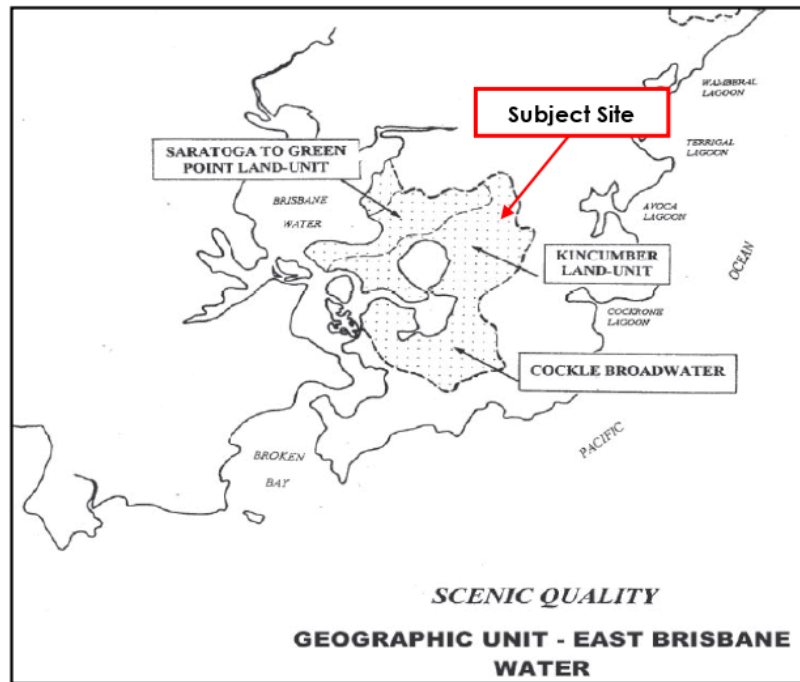


Figure 19: Extract from Chapter 2.2 (Source: Gosford DCP 2013)

The objectives of this Chapter are stated as:

Development Objectives

1. Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular Environmental/Conservation and Scenic Protection zoned areas.
2. Retain current subdivision standards in Environmental/Conservation and Scenic Protection zoned areas to ensure continuing dominance of landscape features over built environment.
3. Opportunities for increases in densities and scale are available in urban areas, not subject to visibility constraints or other physical constraints. Visually constrained land includes land viewed from main roads, waterfront areas and land on higher slopes.
4. Uses of a retail and commercial nature and associated signage permitted in scenic protection zoned areas to be, where achievable, of a style and scale which reflects the rural nature of the area in which it is located.
5. Restrict zoning density of development to current levels on higher visible slopes in urban areas, particularly in steep land zoned areas.
6. Continue to attempt to secure lands identified for inclusion in the Coastal Open Space System as part of the visual landscape.
7. Proposals for residential and retail/commercial rezonings be preferred where the result will be the consolidation of existing residential and retail/commercial areas rather than the extension of these areas as ribbon development or as incremental extensions into adjoining areas.
8. Recognise importance of privately owned Environmental/Conservation zoned land in providing a complimentary land system to and a buffer area for COSS lands.

As noted earlier in this report a multi-disciplined designed team has considered all aspects of the site in determining an appropriate scale and layout of build form. Site topography influenced civil design and layout there the objective was to minimize cut/fill and to have buildings that integrate with the surrounds.



An extensive landscape masterplan has been developed, consistent with this objective.

A large vegetated portion of the site, generally north of the northern riparian zone, will remain in its natural vegetated state and provide an important green corridor and linkage to the local Coastal Open Space lands.

4.7.3 Chapter 3.10 – Environmental Controls for Development in Zone E4

This chapter applies to all land in Gosford zoned E4 Environmental Living, and as such applies to the subject site. The specific requirements for this chapter are as follows:

- a) Restrict the amount of development on land on slopes greater than 20%.
Building works, accessways, ancillary development or land uses shall not be located on land on the subject site which has a slope of 20% or greater. Where this is not possible, due to the extensive areas of the land having slopes over 20%, development can occur on the steeper land as long as building methods are adopted which rely on minimal disturbance to the land surface such as pole or similar type construction.

Comment: This requirement was taken into account during civil and future dwelling design. Refer to Civil Engineering plans provided as **Appendix 1a**.

- b) Maximise retention of existing native vegetation
All development including all building works, access, bushfire asset protection zones should be confined to existing cleared areas (as identified on February 1999 Aerial Photo series). Ground truthing will be expected as part of the development application submission.
If the site is vegetated and does not contain any cleared areas or existing cleared areas are insufficient to accommodate the development, Council may consider sensitive design that minimises native vegetation removal whilst having regard to bushfire protection asset zones.

Comment: Whilst efforts have been made to minimise tree and vegetation removal, inevitable there will be some initial loss. The design team has sought to balance tree loss/retention with consideration against bushfire asset protection zone requirements and practicality of retaining larger trees within the development footprint. A detailed tree assessment has considered and reported on those trees likely to be impacted by the development. A copy of this report is provided as **Appendix 11**.

It should be noted that approximately 8ha of native vegetation will be retained along and north of the northern riparian zone. This land will provide an important green corridor and linkage to the local Coastal Open Space lands.

- c) Restrict the amount of cut and fill.
The extent of cut and fill for buildings is to be limited to a maximum of 1m and in other cases is to be minimised.

Comment: The design team has spent considerable effort in seeking a balance between site topography, liveability and accessibility throughout the development. The variety of built forms have been carefully considered to allow the entire development to engage with the existing site conditions. Building into,



onto, and over land features to allow ease of access around the site, while working with the existing lay of the land where possible.

This combination of residential built forms includes:

- Two storey homes terraced into the land reduce visible height of these dwellings, and minimise visible retaining walls across the site
- Single storey homes built onto the land with a combination of battered land and minimal low boulder retaining walls as required
- Single storey elevated homes that provide ease of front access to the internal site road network, while extending above sloping land at the rear via light weight pole construction, allowing the built form and natural contours to coexist.

d) Ensure provision of utility services protects ecological and landscape values of land and catchment.

For any tourist-related development, connection to Council's sewer system is required. No exceptions will be considered even if augmentation is required or the development is of a small scale. All other utility services are to be located underground

Comment: The proposed development, whilst not for tourist related development will connect to Council's sewer system. Additionally, all other utility services are to be provided underground.

e) Encourage a design of tourist development which is compatible with the natural/rural character of Environmental land in the City.

Layout of development on site to be such that the development, either through the existing natural/rural character or through introduced landscaping and building design, blends into the natural/rural landscape.

Further, development should comply with the aims and objectives of the Chapters on Scenic Quality and Character.

Comment: The proposal does not specifically target the tourist market, but provides for 2 sites for caravan/motorhomes. It is expected that future residents of the community may wish to entertain family and friends, who might be travelling on extended holidays around this Nation. The selected sites are contained central to the development and will not impact on the surrounding natural or built environment.

4.7.4 Chapter 6.1 – Acid Sulfate Soils

As discussed above; the site is identified as containing Class 5 Acid Sulfate Soils, where works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the watertable is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land, requires the preparation of an Acid Sulfate Soils Management Plan.

As works associated with the proposed development are located over 500m from adjacent Class 1, 2, 3 or 4 land, an Acid Sulfate Soils Management Plan is not required.



4.7.5 Chapter 6.3 – Erosion and Sedimentation Control

The proposed development will require a maximum cut of up to 3.5m and maximum fill up to 3.5m across the site. Approximately 17,888m³ of fill will need to be imported.

Various erosion and sedimentation control devices will be implemented during the construction phase. Further details in this regard are included in the sediment and erosion control plan within **Appendix 1a**. The Erosion and Sedimentation Control Plan is only an indicative plan as another Erosion and Sedimentation Control Plan will be provided as part of the construction certificate drawings and a further plan will be provided by the contractor before construction takes place.

During the construction period, it is recommended that the basins are constructed early and used as temporary sediment basins. It is also recommended that an appropriate Erosion and Sedimentation Control Plan is implemented during the entire construction period to minimise the quantity of sediments being conveyed to the basin.

4.7.6 Chapter 6.6 – Tree and Vegetation Management

A Tree Impact Assessment Report has been prepared and is provided as **Appendix 11**.

It has been calculated that within the development footprint, the impact on all trees will be as follows:

Table 5: Summary of impact (Source: Terras Arborist Report, December 2019)

SUMMARY IMPACT	
Retention Status	No.
Trees to be Retained	158
Threatened Trees	64
Tree to be Removed	491
TOTAL	713

It should be noted that no tree assessments were undertaken in the northern section of the site: an area of approximately eight hectares. This area includes the northern watercourse and the remnant tall-open forest. It has been estimated that this area would carry between 150-200 trees/hectare (1,200 – 1,600 trees).

Based on the impact of the proposed development works, the following assessed trees have been listed as threatened. Threatened trees are those trees that have the potential to be retained either with minor modifications to the layout or with monitoring during the constructions works by an AQF5 arborist. It is required that the arborist work closely with the design team during the design development phase of the project using the data that has been collected to determine which trees may be retained by reducing the extent of encroachment into the TPZs of threatened trees.

All other trees should be adequately protected during the works to ensure they are not subjected to further impacts as noted below.



Table 6: Threatened Trees (Source: Terras Arborist Report, December 2019)

THREATENED TREES			
NO.	BOTANICAL NAME	NO.	BOTANICAL NAME
4	<i>Corymbia gummifera</i>	96	<i>Syncarpia glomulifera</i>
5	<i>Cinnamomum camphora</i>	97	<i>Syncarpia glomulifera</i>
12	<i>Eucalyptus pilularis</i>	98	<i>Eucalyptus pilularis</i>
17	<i>Eucalyptus pilularis</i>	99	<i>Syncarpia glomulifera</i>
46	<i>Syncarpia glomulifera</i>	146	<i>Eucalyptus pilularis</i>
47	<i>Syncarpia glomulifera</i>	147	<i>Cinnamomum camphora</i>
48	<i>Corymbia gummifera</i>	148	<i>Cinnamomum camphora</i>
49	<i>Syncarpia glomulifera</i>	149	<i>Cinnamomum camphora</i>
50	<i>Eucalyptus pilularis</i>	162	<i>Glochodion ferdinandii</i>
79	<i>Syncarpia glomulifera</i>	163	Not known
80	<i>Eucalyptus pilularis</i>	164	<i>Glochodion ferdinandii</i>
90	<i>Eucalyptus pilularis</i>	165	<i>Glochodion ferdinandii</i>
91	<i>Eucalyptus pilularis</i>	201	<i>Syncarpia glomulifera</i>
92	<i>Eucalyptus pilularis</i>	202	<i>Eucalyptus pilularis</i>
93	<i>Eucalyptus pilularis</i>	203	<i>Syncarpia glomulifera</i>
94	<i>Eucalyptus acmenoides</i>	222	<i>Eucalyptus saligna</i>
95	<i>Syncarpia glomulifera</i>		

The Tree Impact Assessment recommended the following:

- The project consulting arborist shall be involved during the design development process to assist in the retention of threatened trees as noted above and any additional shown of the Tree Retention/Removal diagrams (Appendix A). The aim will be to seek modifications to the design so that encroachments into TPZs will be kept to an acceptable minimum if possible, otherwise a decision made on whether the tree may be safely retained. This will be critically important when located underground services, the implications of which could not be assessed at the preliminary design stage.
- As part of the site induction process for people attending the site, the importance of protecting the nominated trees shall be conveyed to all and outlining the responsibilities associated with providing proper tree protection.
- Damage to trees can be direct (e.g. mechanical damage to tree trunks, broken branches, bark tears) or indirect (e.g. chemical spills, compaction, soil level changes). Where such events occur, they must be immediately reported to the project consulting arborist and advice sort on how best to remedy the situation. Delays in reporting may lessen the effectiveness of remedial action.
- Erect tree protection fencing and barrier mesh fencing in the locations as shown on the Tree Protection Fencing diagrams (Appendix B). This is to be done as one of the first activities when preparing the site for construction.
- Tree protection fencing should only be removed under the supervision of the project consulting arborist.
- Trees that are retained are to be protected in accordance with AS4970 Protection of trees on development sites and as detailed in Appendix D of this report.



- All trees to be removed are to be clearly marked by a ring encircling the trunk of the tree at 1500mm (i.e. approximately at eye height) above ground level using fluorescent pink spray (or some other bright colour providing only the same colour is consistently used). The marking of trees shall be undertaken by the project consulting arborist. Any trees that are not marked as nominated above shall not be removed unless further advice has been sought from the project consulting arborist.
- Ensure tree removal work is carried out by or supervised by a qualified tree worker (AQF Level 3 or equivalent) in accordance with the NSW WorkCover Code of Practice for the Amenity Tree Industry, 1998.
- Ensure tree pruning work, where required, is carried out by, or supervised by, a qualified tree worker (AQF Level 3 or equivalent) in accordance with the NSW WorkCover Code of Practice for the Amenity Tree Industry, 1998.
- Tree remains from felled trees are to be mulched. Mulch can be used around remaining trees to relieve compaction and improve soil microbiology. If not practical, mulch to be disposed of in a legal manner off site.
- Trees that are retained are to be protected in accordance with AS4970 Protection of trees on development sites and as detailed in Appendix D of this report.

4.7.7 Chapter 6.7 – Water Cycle Management

A Water Cycle Management Plan has been prepared, addressing the requirements of Chapter 6.7, and is provided as **Appendix 13**.

Stormwater runoff from the adjoining property to the east will be conveyed via a headwall and stormwater pipe to the southern watercourse. Stormwater runoff from the proposed development will be conveyed via pit and pipe networks and the proposed concrete roads to the existing watercourses with appropriate stormwater quality and quantity treatment.

The proposed stormwater system has been designed to safely convey the minor and major flows from within the development to the receiving waters without adversely impacting downstream properties and infrastructure.

The stormwater detention provided by the proposed basins will allow the limiting of the post-development critical peak discharges leaving the site to less than that of pre-development for all storm events up to the 1% AEP, thereby not increasing the risk of flood inundation to existing downstream development and not increasing the demand on the downstream stormwater infrastructure.

A treatment train process of rainwater tanks, GPTs and biofiltration basins have been designed to effectively reduce the nutrients and gross pollutants from stormwater runoff from the proposed development.

MUSIC modelling has demonstrated that the treatment train for runoff from the proposed development complies with the performance target objectives of CCC prior to discharge into the downstream waterways.



4.4.8 Chapter 7.1 – Car Parking

The purpose of this chapter is to ensure that sufficient, well designed on-site parking provisions are made in all new developments and when changes occur to the existing use/development of premises.

It should be noted that parking requirements for this development should be read in conjunction with the *Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

Provision is made on every site within the community to accommodate resident parking, with dwelling designs having a mix of single and double garages.

In addition to resident parking, twenty nine (29) spaces are provided for visitor parking adjacent to community facilities with 4 disabled car parking spaces provided (1 extra than requirements.).

An assessment of parking was undertaken by McLaren Traffic Engineers and included individual dwelling requirements, visitor and disabled parking requirements. The full traffic Assessment is provided as **Appendix 8**.

The report concludes proposal that the proposal "... is fully supportable in terms of its traffic and parking impacts."

4.7.9 Chapter 7.2 – Waste Management

In accordance with the requirements of this Chapter, a Waste Management Plan (WMP) has been prepared and is provided as **Appendix 17**.

As with most best-practice building projects, the amount of waste to be generated during the construction phase will generally be minimal due to the use of pre-ordered and pre-fabricated building materials to ensure wastage – and hence cost – is minimised.

Waste generated during the construction phase will be sorted and either re-used onsite or will be taken to a material recycling facility where possible. All non-recyclable waste will be removed to Council's Waste Depot.

With regards to the ongoing operational management of waste; an Operational Management Plan will be prepared with the appointed private waste contractor, ensuring each home site will have access to an appropriate garbage collection service onsite.

Each home site will have access to suitable garbage and recycling bin facilities, allowing for waste to be sorted prior to collection.

4.8 DRAFT CENTRAL COAST DEVELOPMENT CONTROL PLAN

Similar to the discussions above in relation to the Draft Central Coast LEP, the chapters proposed under the Draft Central Coast DCP generally remain unchanged from the Gosford DCP 2013 and Wyong DCP 2013 which are currently in force. It is noted however, that under the Draft Central Coast DCP a specific chapter has been created – Chapter 2.8 for *Carvana Parks*, which include provisions for both short-term accommodation (tourist parks) and long-term accommodation (residential parks) as proposed.



Section 2.8.2.2 *Location Parameters for Long Term Caravan Parks* of Draft Chapter 2.8, identifies locations where long term caravan parks (residential parks) are generally discouraged. It is noted that of the seven (7) locations listed, the subject site only falls within two (2) of these locations being flood prone land and bushfire prone land – however the impacts associated with both are considered to have been successfully mitigated as discussed throughout this SoEE and specialist consultant reports.

Furthermore; as required by Section 2.8.3 *Development Applications* of Draft Chapter 2.8 requires the submission of a Social Impact Assessment. The subject development application includes a Social and Economic Impact Assessment addressing the proposed development, and is provided as **Appendix 15**.

Despite the fact that the proposed development appears to comply with Draft Chapter 2.8; as the application has been lodged under the current Gosford DCP 2013, it remains the applicable legislation.

4.9 STRATEGIC DOCUMENTS

4.9.1 Central Coast Regional Plan 2036

The Central Coast Regional Plan 2036 outlines the visions, goals and actions that are geared to growing the regional economy, accelerating housing supply, and protecting and enhancing the natural environment. The plan identifies the current population to grow by an additional 75,500 people by 2036, with 55% of this growth being people aged 65 and older. To cater for this growth an additional 41,500 dwellings are required by 2036.

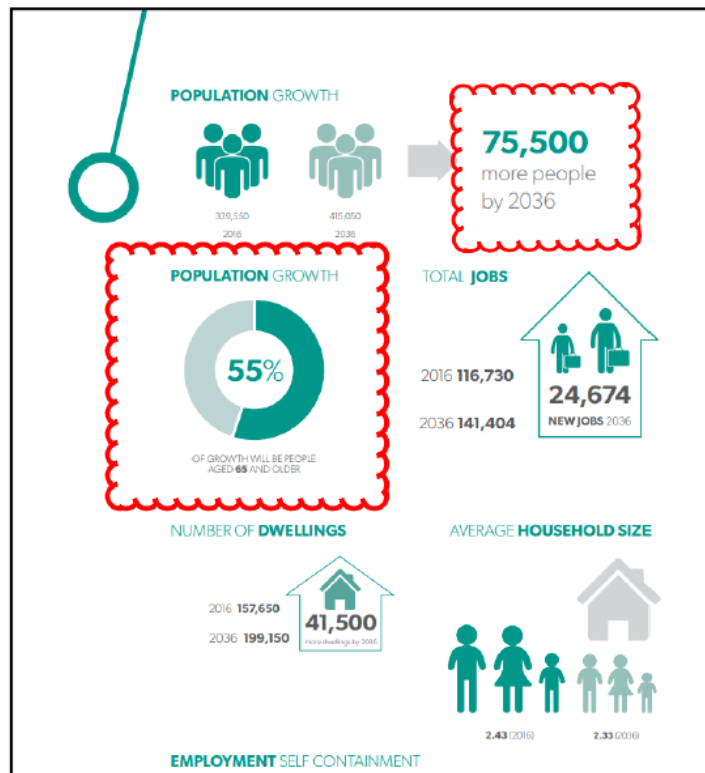


Figure 20: Extract from Central Coast Regional Plan 2036



Comment: With an aging population, it will become a necessity to develop housing which provides for seniors and retirees. The proposed development will assist to house this aging population by providing a residential land lease community for over 50s, in the form of manufactured homes. The proposed development is therefore considered consistent with the Central Coast Regional Plan, through the provision of additional housing and housing choice for the aging population (in this case being over 50s).

Further to the above; Table 1 of the Social and Economic Impact Assessment (refer to **Appendix 15**), identifies those items of the CCRP which are addressed by the proposed development:

Table 7: Relationship of proposed development to CCRP (Source: Aigis Group SEIA 2019)

Plan Ref.	CCRP element	Relevance of proposal to element			
P.8	There is greater housing diversity to suit the changing needs of the community, particularly the ageing population and the needs of weekend and seasonal visitors.	The proposed development directly contributes to achievement of this aim.	P.45	Providing a variety of housing types, including more affordable options in both existing and new areas across the region will allow people to age-in-place and maintain their connections with social networks and family.	The proposal may contribute to achievement of this aim.
P.8	The region's renowned natural environment provides attractive settings for a range of lifestyles and is a drawcard for visitors beyond the region.	The proposal will introduce a housing option that may be attractive to people relocating to or visiting the area for lifestyle reasons.	P.45	To accommodate the projected housing growth over the next 20 years, 2,075 new homes will be needed each year, on average. This is 685 more homes each year than the average annual housing production of 1,390 dwellings over the 19 years to 2014-15.	The proposal will contribute to delivery of required additional housing stock.
P.13	The Plan empowers Central Coast Council to work in partnership with the NSW Government to (inter alia): accelerate housing supply and increasing housing choice within a well-planned and compact settlement pattern	The development site is located in the immediate vicinity of existing residential areas. The construction of manufactured homes on the site will contribute to addressing these aims.	P.46	Action 19.3: Monitor land and housing delivery and accelerate housing supply to meet projected housing demand of 41,500 additional dwellings by 2036.	The proposal directly addresses this objective.
P.15	The region's unique and productive natural environment, including its coastline, will support growth in the tourism, lifestyle housing, agriculture and resource sectors.	The proposed development directly addresses the objective of providing lifestyle housing.	P.47	Action 21.1 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and greenfield housing locations.	The proposed development directly relates to this action.
P.45	GOAL 4: A variety of housing choice to suit needs and lifestyles.	The proposed development will generally contribute to achievement of this goal.	P.47	Action 21.4 Encourage housing diversity including studio, and one and two-bedroom dwellings, to match forecast changes in household sizes and provide greater housing choice.	The proposed development will provide principally two-bedroom dwellings within the development and will contribute to this regional aim more broadly.
P.45	The region's enviable natural environment and the lifestyles it affords, as well as its relative housing affordability (by comparison to Sydney), will continue to drive growth in the housing market. By 2036, the region is expected to have 36,350 more households, requiring 41,500 new homes.	The proposed development will directly contribute to additional housing stock requirement.			
P.45	Demographic trends towards smaller households and an ageing population will fuel the need for greater housing diversity in locations with good access to transport, health and community services, and more affordable housing.	The development proposal entails suitably located housing that will increase housing diversity.			

4.9.2 Central Coast Positive Aging Strategy 2014

On the Central Coast 25% of the region's population is aged 60 years and over compared to 20% for NSW. This equates to a total of 78,270 people. By 2021 the number of people aged over 60 is expected to increase by approximately 15,000 people or 18.5%.

Meeting the housing needs of older people requires an understanding and recognition of the diversity of housing options. This may include residential park or manufacture home villages targeted at residents aged over 50 years.

Residents of residential parks/manufacture housing villages targeted at over 55 were happy with this housing option. They particularly enjoyed the sense of community and safety from living in this environment including the connection with other residents, looking out for one another and the opportunities to join in a range of social activities.

Comment: This proposal is consistent with this strategy, particularly by provided a form or housing targeted at the over 50's not readily available on the Coast.



4.9.3 Department of Planning & Environment – Improving the Regulation of manufactured Homes, Caravan Parks, Manufactured Homes Estates and Camping Grounds 2015

This paper highlights the changing role and functions of parks and estates in both the tourism and residential housing sector. Caravan parks, manufactured home estates, moveable dwellings and manufactured homes provide a diversity of housing choices in a range of locations across NSW. These facilities and forms of housing provide options for long term residential uses, such as permanent residential accommodation in a caravan park, and short term uses such as tourism uses. The forms of housing provided for, both inside and outside of caravan parks and manufactured home estates, include manufacture homes, caravans, campervans and camping.

Caravan parks are spread throughout the State but are mostly located on the coast and may provide accommodation for long-term residents, often retirees, seeking a community lifestyle in a scenic location close to recreational opportunities.

Manufactured housing, and its location within residential parks, is becoming increasingly popular for seniors and retirees. As the aging population continues to grow, it is likely that the trend and demand for residential seniors parks will continue.

Comment: The Department recognises that various models of housing need to be provided to meet a growing and aging population. This paper highlights an industry that is evolving as consumer choice, construction materials and techniques continue to change. Further reform is likely to occur to relevant State Policies and Regulations as the Department seeks to recognise an evolving industry and improve the approval/assessment.

4.9.4 Gosford Coastal Open Space Strategy

The Coastal Open Space System (COSS) is a network of reserves supporting native vegetation that are managed by the Gosford City Council for a number of environmental and community values.

The purpose of the COSS strategy is to implement the Gosford Community's Vision 2025, and the State Government's planning priorities and legislation by identifying the strategic directions and the major actions required to conserve and preserve a sustainable Coastal Open Space System including the acquisition of identified lands for the system. - Coastal Open Space System (COSS) Strategy, 2010

The subject land is located between a large COSS holding – Kincumba Mountain to the west and a smaller but integral COSS holding to the east at the upper reaches of Avoca Lagoon.

The subject land contains approximately 8ha of native bushland adjacent to the northern riparian zone and northern boundary. This vegetated land can provide an important local green corridor and linkage between these 2 existing COSS holdings. This land has been purposefully excluded from the development footprint because of its potential contribution to longer term green corridor connections in the locality.

It should be noted that this land is currently zoned E4 and where a future lot size of 2ha is proposed. The current proposal would see this land 'locked away' and managed as part of the overall community scheme – consistent with Council's broader COSS strategy.



Figure 21a: Potential conservation land to supplement COSS network

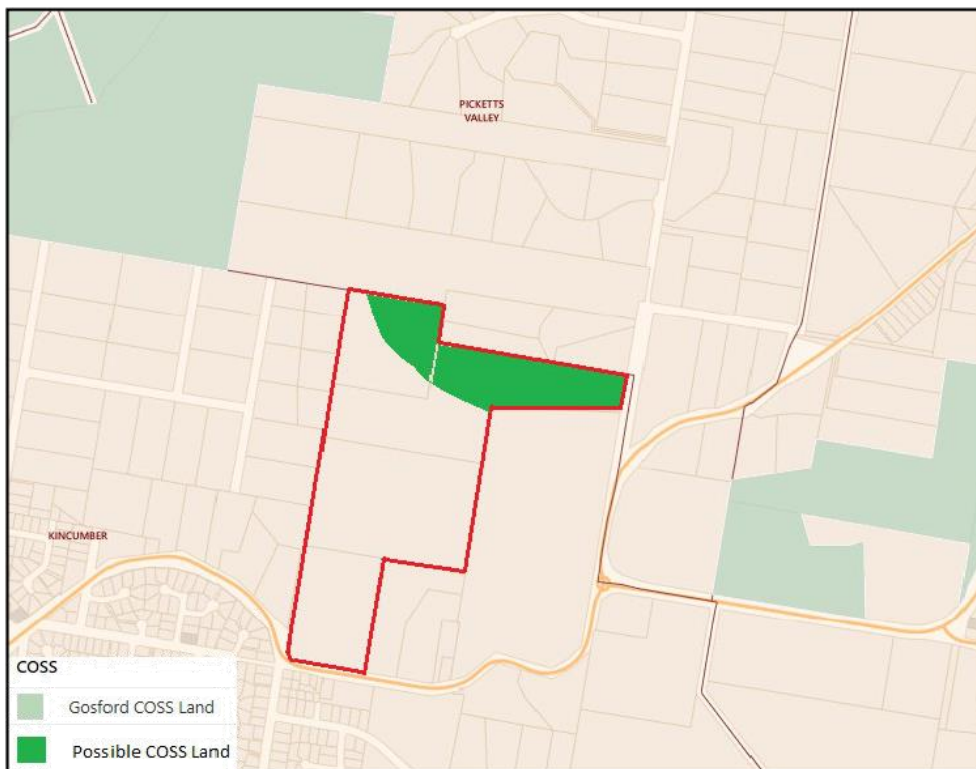


Figure 21b: Gosford COSS Land (Source: Council's Online Mapping System) and Potential land onsite that may be included as COSS land



4.10 INTEGRATED DEVELOPMENT

Waterfront Land – Office of Water

Works are proposed within 40m of the watercourses within the subject site. Therefore, the proposed development is classified as "Integrated Development" under Section 4.46 of the *Environmental Planning and Assessment Act 1979*, as it requires the separate approval of the Office of Water (under the *Water Management Act 2000*).

Bushfire - RFS

The subject site is identified as bushfire prone land. As the proposed development includes a special bushfire protection purpose, the proposed development is classified as "Integrated Development" and therefore requires the separate approval of the Rural Fire Service (under the *Rural Fires Act 1997*).

It is understood that general terms of approval can be attached to the consent.



5.0 Environmental Assessment

5.1 THE LIKELY IMPACTS OF DEVELOPMENT (S4.15(1)(B)):

5.1.1 Context and Setting

The proposed development is consistent with other residential development within the immediate vicinity and surrounding locality. The proposed layout provides the most efficient use of land to maximise the provision of allotments, whilst conserving the ecological values of the environmentally zoned land.

The proposal provides facilities consistent with retiree's desire to downsize maintenance in their immediate home, but still have access to wider amenities that are maintained by management.

The site's location affords excellent accessibility to shopping centres and all essential services (including banks, pharmacies, service stations, GP's, local clubs etc), and facilities required by residents, in addition to those which are to be provided onsite. As such, the context and setting of the site and its surrounds are considered ideal for the proposed development.

5.1.2 Access, Transport and Traffic

A Traffic Impact Assessment has been prepared and is provided as **Appendix 8**. This Assessment provides comprehensive comments on access, transport and traffic matters, with a summary of finding provided below.

Access

The site driveway has been positioned to the eastern edge of the site along the Avoca Drive frontage, consistent with the Pre-DA advice provided by the Roads and Maritime Services. A sight distance assessment of this driveway location has been undertaken, confirming that the sight distances available exceed those required by AS2890.1 for a desirable 5 seconds gap. To reduce the potential for impacts on Avoca Drive, it is proposed that localised widening be undertaken opposite the driveway to formalise a BAR treatment.

Construction traffic

Construction traffic is proposed along an existing access track located over the norther part of the site to Pickett Valley Rd.

In response to residential concerns raised during a community engagement process of the proposed development, a Construction Vehicle Assessment, dated 4th November 2019 has been completed and included as Annexure C to the Traffic Assessment. This assessment details the proposed construction staged work and the expected daily construction vehicle movements. Additionally, the assessment outlines the proposed traffic management controls at each stage of construction.

Roads

The *Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, requires the following under Part 3:



- Major access roads – 8.5m wide road reserve with 6m wide sealed portion;
- Minor access road – 6m wide road reserve with 4m wide sealed portion;
- Passing bays for minor access roads exceeding 80m in length

The concept plan of the internal road layout generally meets the requirements of the applicable legislation and will generally be able to accommodate a 12.5m Heavy Rigid Vehicle, which is envisaged to be the largest vehicle to access the site, subject to detailed design.

Public Transport and Pedestrian Facilities

The subject site is within a reasonable walking distance of bus stops serving existing bus routes 66A (Gosford to Avoca Beach & Copacabana via Kincumber & Green Pt) and 66C (Gosford to Copacabana & Avoca Beach via Kincumber & Green Pt) provided by Busways Central Coast. The closest bus stop is located approximately 200m east of the subject site along Avoca Drive.

5.1.3 Public Domain

The proposed development will have a beneficial effect on the public domain through developing currently underutilised vacant land, thereby creating a more vibrant and active street presentation and community.

The proposed landscaping, fencing, home style, and entry will be consistent throughout the estate resulting in a positive visual outcome not only for residents, but also to the public domain. The design compliments the coastal rural setting.

5.1.4 Utilities

Water and sewer services are available to the subject site, with connections to be provided to each home site (refer to **Appendix 1a**). Full details on all services and requirements for connection will be provided within the engineering design as part of the Construction Certificate.

Electricity is available to surrounding development and capable of augmentation. Telecommunications infrastructure is available locally and capable of ready supply.

Electricity and telecommunication facilities to service the proposed allotments will be provided underground (refer to **Appendix 1a**). Full details on all services and requirements for connection will be provided within the engineering design as part of the Construction Certificate.

5.1.5 Stormwater, Drainage and Water Quality

As discussed above; a Water Cycle Management Plan has been prepared for the proposed development and is provided within **Appendix 13**.

Stormwater runoff from the adjoining property to the east will be conveyed via a headwall and stormwater pipe to the southern watercourse. Stormwater runoff from the proposed development will be conveyed via pit and pipe networks and the proposed concrete roads to the existing watercourses with appropriate stormwater quality and quantity treatment.



The proposed stormwater system has been designed to safely convey the minor and major flows from within the development to the receiving waters without adversely impacting downstream properties and infrastructure.

The stormwater detention provided by the proposed basins will allow the limiting of the post-development critical peak discharges leaving the site to less than that of pre-development for all storm events up to the 1% AEP, thereby not increasing the risk of flood inundation to existing downstream development and not increasing the demand on the downstream stormwater infrastructure.

A treatment train process of rainwater tanks, GPTs and biofiltration basins have been designed to effectively reduce the nutrients and gross pollutants from stormwater runoff from the proposed development.

MUSIC modelling has demonstrated that the treatment train for runoff from the proposed development complies with the performance target objectives of CCC prior to discharge into the downstream waterways.

5.1.6 Erosions and Sediment Control

As discussed above; various erosion and sedimentation control devices will be implemented during the construction phase. Further details in this regard are included in the sediment and erosion control plan within **Appendix 1a**. The Erosion and Sedimentation Control Plan is only an indicative plan as another Erosion and Sedimentation Control Plan will be provided as part of the construction certificate drawings and a further plan will be provided by the contractor before construction takes place.

During the construction period, it is recommended that the basins are constructed early and used as temporary sediment basins. It is also recommended that an appropriate Erosion and Sedimentation Control Plan is implemented during the entire construction period to minimise the quantity of sediments being conveyed to the basin.

5.1.7 Aboriginal Heritage

As discussed above, an Aboriginal Due Diligence Assessment has been prepared and is provided as **Appendix 6**.

No archaeological sites were identified in the project area. However; two (2) small areas of potential archaeological significance were identified (refer to Figure 7). The remainder of the project area consists of moderate to steep slopes with significant erosion and no sites or potential areas were identified. As such, there are no impacts to the archaeological record through the remainder of the project area.

The following mitigation and management strategies are provided:

- Conservation/Protection – Conservation is the first avenue and is suitable for all sites, especially those considered high archaeological significance and/or cultural significance. As two (2) small PADs were identified along the 1st order creek, there is an opportunity to protect those locations.
- Further investigation – If the two (2) small PADs cannot be protected, and archaeological test excavation of the two (2) locations will be required prior to any works at those locations.



- AHIP – If harm will occur to an Aboriginal object or place then an AHIP is required. As no sites were identified an AHIP is not required. If the results of any further investigations of the two (2) PADs identifies sites, and AHIP may be required following the completion of test excavation.

Furthermore; the following recommendations were made:

- General – The persons responsible for the management of onsite works will ensure that all staff, contractors and others involved in construction and maintenance related activities are made aware of the statutory legislation protecting sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the National Parks and Wildlife Act 1974.
- PADs – If the identified PADs will be impacted upon by any future development an archaeological subsurface investigation will be required in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010), the OEH Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011), the DECCW Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales prior to any works in those areas.

The proposed layout has been designed to avoid the two (2) small PADs, adopting the recommended mitigation and management strategy of conserve/protect.

5.1.8 Flora and Fauna

A Biodiversity Development Assessment Report (BDAR) has been prepared in support of this proposal and is provided as **Appendix 10**. The BDAR assesses the set criteria as prescribed under the Biodiversity Conservation Act 2016 and relevant regulations and Guidelines.

The area of assessment is that area of the development footprint including the exiting track to Picketts valley Rd, which is proposed to be used for temporary construction access. The BDAR assessed an area of approximately 17.68ha of the total site area of approximately 24ha. Approximately 6.3ha on native bushland between the northern riparian zoned and northern boundary will not be impacted by the proposal.

The subject land has previously been identified as containing three vegetation communities (OEH 2012) (Figure 3.1), comprising:

- Blackbutt/ Turpentine/ Sydney Blue Gum Mesic tall open woodland of the Central Coast (MU050).
- Smooth-barked Apple/ Turpentine/ Blackbutt open forest on the ranges of the Central Coast (MU061).
- Non-native vegetation (MU000).

The above communities are not listed as TECs under the Environment Protection and Biodiversity Conservation Act (EPBC Act) or the BC Act.

One threatened species, *Rhodamnia rubescens* (Scrub Turpentine), a critically endangered species listed under the BC Act and EPBC Act, was identified approximately 10 m to the south of the proposed temporary construction access road. This individual occurs outside of the subject land and will not be impacted by the proposal. This specie is further discussed



in the DBAR. Methods for managing and monitoring the population of *Rhodamnia rubescens* will be detailed in the VMP.

The BDAR identifies several measures to be implemented to reduce impacts, where possible, such as appropriate pre-clearance protocols and a Construction Environmental Management Plan (CEMP).

A Vegetation Management Plan (VMP) will be prepared for the retained vegetation to the north of the subject land within Lot 3 and 9 // DP 976799, and the Vegetated Riparian Zones and the vegetation retained within the APZs. The VMP will detail methods of weed removal, revegetation (in cleared areas of the VRZ) and restoration of all retained areas of vegetation.

The BDAR identified ecosystem and specie credits required to be retired in order for the development to proceed.

5.1.9 Natural Hazards

Bushfire

As noted previously, the subject site is classified as "bushfire prone" land (see Figure 22). To identify the extent of bushfire threat and to assist Council and RFS in their assessment of the proposal, a Bushfire Threat Assessment has been prepared and is provided as **Appendix 12**.

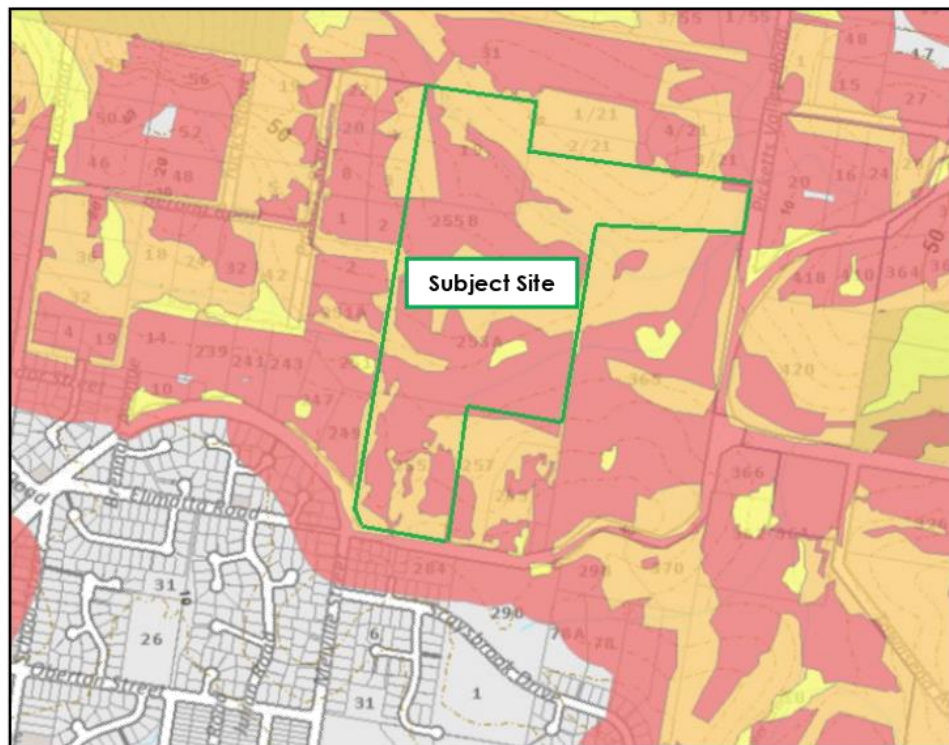


Figure 22: Bushfire Prone Land Map (Source: Council Online Mapping System)

The Bushfire Threat Assessment identifies appropriate Asset Protection Zones and construction standards for those buildings closest to vegetation posing a bushfire risk. A list of recommendations is included in the Assessment. The project team has worked closely



with the bushfire, ecologist and landscape consultant to ensure that both retained vegetation and future landscape works are managed accordingly.

Mine Subsidence

The subject site is not identified as being located within a Mine Subsidence District.

Flooding

As discussed above; the subject site is not identified as flood prone land under Council's mapping. However; given the watercourses located onsite and catchment flooding which occurs within the area, 'GRC Hydro' were engaged to assess the site, whom determined the site to be affected by catchment flooding.

As such, a Flood Impact Assessment has been prepared for the proposed development and is provided as **Appendix 14**.

Analysis of the earthworks indicates that the proposed cut and fill results in a net increase in flood storage within the Base Case 1% AEP flood.

Two flow paths, Saltwater Creek and an unnamed tributary, flow through the Site into Avoca Lagoon. Flood behaviour of these two watercourses have been examined using WBNM and TUFLOW models.

The WBNM model flows were validated to the Avoca Lagoon Flood Study (2003). TUFLOW model parameters were verified against the Kincumber Overland Flow Study (2014) model parameters.

Base Case and Post Development conditions were assessed in the flood models for the 1% AEP and PMF events with the results presented as flood depths, levels and hazard. A long section presenting the 1% AEP results has also been provided. The results indicate that all proposed lots are above the level of the PMF and the FPL, and that the creek crossing is above the level of the 1% AEP event.

The flood impact assessment indicates that the development does not result in off-site impacts and consideration of the potential cumulative impacts indicates that multiple similar developments would not result in increased flood levels that exceed 0.01 m as per the Floodplain Development Manual (FDM, 2005) requirements.

5.1.10 Social and Economic Impact

A Social and Economic Impact Assessment has been prepared for the proposed development and is provided as **Appendix 15**.

In relation to social impacts, it is concluded that there are unlikely to be direct, material impacts that may derogate from the activities, social amenity, equity and cohesion of the general community. Based on the expected demographic similarities between future residents of the residential land lease community and a relatively large proportion of the current resident population, there is some prospect that these may be enhanced over time. However, based on community consultation output, the assessment of some stakeholders is likely to disagree with such a conclusion.



A range of economic effects will flow from the proposed development. These are generally expected to be positive, as they will result in both short-term stimulus in the development stage, and long-term contribution once people take up residence in the development and begin to interact within the local economy. Longer-term economic stimulus will also result from maintenance and upkeep required for built, landscaped and retained open space elements of the site.

It was noted that Living Choice Australia trades with a relatively large number of mainly locally based businesses in the operation of its existing sites in the LGA and it is anticipated that this would expand and continue in respect of the Choice Living Avoca Development.

Initial engagement with the local community identified a range of issues that must necessarily be considered in the assessment of the application. Some of these issues are likely to be avoided, managed or mitigated to some extent by the adoption of appropriate design and management practices, for example. However, it should be recognised that notwithstanding the extent of these initiatives, there is some prospect that some stakeholders will remain dissatisfied with the project.

Overall, it is concluded that, on balance, the socioeconomic effects of the proposed residential land lease community are likely to be beneficial within the regional community. There will be some differences in the notional distribution of the benefits and impacts of the project in terms of their range, magnitude and the timing of when these will be realised. However, given the nature of the development, some element of the overall outcomes associated with the project is likely to be enduring in nature.

In order to ensure that the projected beneficial outcomes of the proposed development are realised to the greatest practical extent, the following actions are recommended for consideration in the ultimate development of the project:

- An ongoing community engagement function should be considered, to allow identification and resolution of any unanticipated issues of concern to the community, in a consultative manner. It is recommended during both the site development and occupancy/operational stages.
- The site should be designed to be consistent with CPTED principles to ensure the safety and security of residents and other site users and the continuing security of surrounding communities.
- Consistent standards around the design of on-site dwelling units and supporting infrastructure, use of materials, landscaping etc, be adopted to ensure that community amenity is not affected, to the extent practicable.
- The interface with Avoca Drive be designed to permit safe and effective pedestrian and vehicular passage for residents, site visitors and other road users.
- A Construction Management Plan be developed to address effects relevant to that stage of the project.

5.1.11 Waste

As discussed above; the amount of waste to be generated during the construction phase will generally be minimal due to the use of pre-ordered and pre-fabricated building materials to ensure wastage – and hence cost – is minimised.



Waste generated during the construction phase will be sorted and either re-used onsite or will be taken to a material recycling facility where possible. All non-recyclable waste will be removed to Council's Waste Depot.

With regards to the ongoing operational management of waste; an Operational Management Plan will be prepared with the appointed private waste contractor, ensuring each home site will have access to an appropriate garbage collection service onsite. Each home site will have access to suitable garbage and recycling bin facilities, allowing for waste to be sorted prior to collection.

A Waste Management Plan has been prepared and is located within **Appendix 17**.

5.1.13 Safety, Security and Crime Prevention

The use of 'hot spot' maps shows where crime is concentrated (the higher concentration / number of the incidence of crime appear a darker shade of red). The purpose of this is to identify the areas / locations where crime is more likely to occur, as well as the incidence and type of crime so resources and strategies can be put into place to address specific issues. The hot spot maps for the proposed development site are provided as **Appendix 16**. The following CPTED Principles are recommended for the subject site:

- Territorial re-enforcement
 - The use of a fence along all boundaries is required.
 - A boom type gate (entry/exit) which is accessible via a code.
 - Signage at entry points into the site should be erected and clearly identify direction of travel and areas where entry is prohibited.
 - Clearly signpost any area in the site where access is prohibited or is private.
- Surveillance
 - Landscaping should not inhibit natural surveillance (block sightlines) or provide concealment and entrapment opportunities. When selecting an maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. Heavy vegetation should be avoided at the entrance areas of all buildings throughout the site so as not to provide concealment opportunities and inhibit lines of sight.
 - The building design should not inhibit natural surveillance (block sightlines) or provide concealment or entrapment opportunities.
 - Australian and New Zealand lighting standard 1158.1 – Pedestrian; requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
 - Pathways/line of pedestrian travel should be lit with low lighting to mark path of travel.
 - CCTV is recommended at entry points.
- Access control
 - All entry points (pedestrian and vehicle) should be clearly signposted and identify the area as being private property.
 - Trees should not be planted close to any buildings as it creates a natural ladder to the roof of any building.
 - All contractors to register at a central point for WHS reasons and for awareness of who is on site. Contractors are recommended to carry a visitor tag/lanyard for the duration of their visit. This will minimise unauthorised entry.



- Space/Activity Management:
 - Directional signage is to be provided throughout the development. The signage is to be clear and legible to aid 'way finding' throughout the development, especially for visitors.
 - Installation of 'park smarter' signage (or similar) is recommended to minimise opportunity for theft from vehicle.
 - The area should be well maintained. Any evidence of anti-social behaviour (eg. Graffiti, broken lights etc) should be cleaned/fixed/replaced within 24 hours. A maintenance plan should be developed for the site.
 - Regular walk through to ensure the site is kept clean and also monitor the grounds.

Hot spot maps show that the proposed development site and surrounding area is not an area where there is a high incidence of crime. Overall design elements of the proposed development are consistent with CPTED principles. Furthermore, a community manager will be available during business hours and contactable outside these hours. This, together with the adoption of the strategies outlined below, mean crime risk is considered to be low.

5.2 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT (S4.15(1)(C)):

The site is located on the urban fringe, opposite an existing retirement village and residential development and in close proximity to other residential development.

The majority of the site has been historically cleared and used for opportunistic agriculture and contains 3 residences. This is considered an inefficient use of land in this location, given its convenient location to services in the immediate locality.

The site has reticulated sewer lines passing through and the capacity to connect to this service. Other infrastructure is located in the immediate vicinity and available to the site.

The number of persons aged 65 and older are forecast to grow in this Region by 41,000 in the planning period to 2036. This development will provide accommodation for approximately 202-404 persons of the 41,000 forecast growth.

Whilst the site is broadly mapped in Council's DCP as 'Scenic Buffer', the site has limited vantage points viewable from public places, with the greatest exposure along the Avoca Drive frontage from passing motorists. The site falls away from Avoca Drive, and is visually separated from land to the north (Pickett's Valley) by the vegetated low ridge.

For these reasons, the subject site is considered to be entirely suitable for the proposed residential land lease community.

5.3 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT (S4.15(1)(D)):

The proposed development will require public notification in accordance with Chapter 1.3 of the DCP.

As part of DA preparation, a letterbox drop (LBD) of material in relation to the proposed development was conducted on 27 August 2019 to approximately 170 nearby households and businesses. The material included a letter inviting comment on the proposal and was delivered to premises in the defined area, in return-addressed envelopes, addressed 'for the attention of the resident/householder'.



Thirty (30) responses were received by the time of completion of this report. This resulted in the allocation of 99 specific issues raised, to 19 categories. The issues raised are summarized in the Socioeconomic Assessment provided as **Appendix 15**.

5.4 THE PUBLIC INTEREST (S4.15(1)(E)):

The Central Coast Regional Plan as forecast a future growth in population of approximately 75,000 persons over the current planning horizon to 2036. Approximately 55%, or approximately 41,000 of the new residents to the Coast will be aged 65 and older. The proposal seeks to deliver an alternate form of housing specifically targeted at the over 50s and will only go a very small way in meeting this forecast demand. Without such proposals this region will struggle to provide appropriate accommodation for its growing population.

The proposal is permitted with consent under the current provisions of the Gosford LEP 2014.

A team of specialist consultants have investigated various issues including local biodiversity, flooding and stormwater impacts, traffic, bushfire risk, infrastructure servicing etc. Each discipline has found that the proposal is consistent with relevant Policies and can be supported.

Any proposal that leads to change will inevitably raise concern in certain sections of the local community. This is evident through the responses to preliminary public consultation as part of the DA preparation process. It is noted that at the early stage of community engagement limited information was available. It is hoped that once the community reviews the detailed specialist reports forming part of this application, and the design responses are better understood, that some of this initial concern is alleviated.

The proposal presents an opportunity to provide much needed housing for the forecast ageing population, local employment opportunities and investment into the local economy, and the opportunity to conserve local green corridors and linkages in perpetuity.

For these reasons approval of the application is considered to be in the public interest.



6.0 Conclusion

The proposed development site is considered an obvious and ideal location for the development of a residential land lease community.

This modern day approach to retirement living allows residents to retire in a luxury resort style environment that still makes solid financial sense. By owning their home, residents are able to retain a tangible investment that has the ability to grow in value, just like traditional real estate, but with NO exit fees and NO deferred management fees. Residents can also access a wide array of superb amenities that are maintained by management. This model strikes a great balance between luxury, quality and financial sense.

These types of developments have become a fundamental component of the efforts to address housing an aging population within NSW, and a means by which people are able to live in a community where they can enjoy the benefits of proximity to neighbours and to the range of facilities available to the residents.

The proposal is permitted with consent under the current provisions of the Gosford LEP 2014. A team of specialist consultants have investigated various issues including local biodiversity, flooding and stormwater impacts, traffic, bushfire risk, infrastructure servicing etc. Each discipline has found that the proposal is consistent with relevant Policies and can be supported.

The proposed development complies with all relevant provisions of the Gosford Local Environmental Plan 2014 as well as the relevant aims and objectives of the Gosford Development Control Plan 2013. Where the development does not comply with numerical requirements under the DCP, adequate justification has been supplied illustrating that the development continues to achieve the objectives of that control.

The proposal presents an opportunity to provide much needed housing for the forecast ageing population, local employment opportunities and investment into the local economy, and the opportunity to conserve local green corridors and linkages in perpetuity. The proposal addresses all matters under Section 4.15 of the EP&A Act and on this basis, Council is requested to grant development consent to the application.



**Electrical HV Masterplan
LCA Kincumber
255, 255A & 255B Avoca Dr & Picketts Way Kincumber**



SEPTEMBER 2019



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Document Control

Version	Date	Author	Reviewer	Revision Details
A	20/09/2019	Scott Clothier	Jamie Antonuccio	Initial Issue
B	26/09/2019	Scott Clothier	Jamie Antonuccio	Revised Section 3 & Appendix D

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1. BACKGROUND

This report has been prepared by Power Solutions as part of an electrical servicing strategy for the proposed site. The review was commissioned by Nathan Delaney from ADW Johnson. The intention of this report is to;

- Review Ausgrid's WebGIS, Google Streetview and DBYD records to identify existing electrical infrastructure within vicinity of development
- Complete preliminary electrical maximum demand calculations for the proposed development
- Provide summary report outlining findings inclusive of; Ausgrid's expected servicing requirements, high-level masterplan drawings & indicative costings

2. PROPOSED SUBDIVISION

The concept development layout consists of a proposed Residential Land Lease Community (single lot with individual leases) on the existing Lot A DP449600 and Lot 2, 3 and 9 of DP976799. The intended development proposes the construction of 216 residential premises & associated caravan parks, community centre and office building.

Refer to Appendix A for the proposed site plan.

3. INDICATIVE MAXIMUM DEMAND

The proposed electrical maximum demand for this development has been calculated based upon the preliminary advice received and broken into the two stages.

Stage 1 is expected to require approximately 300Amps

Stage 2 is expected to require an additional 900Amps

Total 1200Amps total for the development which can be supplied via a single 1000kVA Ausgrid Kiosk Substation. Note these figures exclude the sewer pump supply (size unknown). A 1000kVA substation has a maximum capacity of 1600Amps and therefore it is still anticipated a single substation would be suitable.

Refer to Appendix B for the calculation details.



4. ELECTRICAL NETWORK & AUGMENTATION

The proposed development is within the Ausgrid network area with the Avoca Zone Substation (Zone number 12570) approximately 1km North of the site. Appendix C contains the existing Ausgrid GIS and gives an indication of the existing electrical infrastructure around the site.

Low Voltage Network

The site is currently supplied via an existing LV service off a timber pole at the Avoca Drive. This service is not rated to the required Stage 1 300Amp load. The existing LV distributor runs along the Southern Side of Avoca Drive and is comprised of 1x95AL4ABC, rated at 234Amps. This distributor is supplied from an existing kiosk substation located 150m East of the development. It is not expected 300Amps could be supplied from Ausgrid's existing LV network without a new kiosk substation. If the stage 1 load was under 200Amps a LV augmentation may be possible however this would still require significant negotiation with Ausgrid and may not be approved. As such it is expected a single kiosk substation will be required to supply all of the development, but this substation will be required in stage 1.

11kV Network

There are currently three existing 11kV feeders running along the frontage of the development on the Southern side of Avoca Drive. This provides a convenient connection point for the required substation to connect to the 11kV network.

Ausgrid typically require any proposed kiosk substation to be looped (2 connections) into the underground line. This will involve two high voltage cable running parallel from the substation to the 11kV line. This will require a road crossing of Avoca Drive, which Central Coast Council will likely insist be completed via an underbore.

Ausgrid's NS143 outlines the requirements for Ausgrid assets on private land, specifically underground cables to be situated within a 2m easement. Any kiosk substations not fronting public land must have a suitable all-weather access constructed and a 4.5m right of way established.

Transmission Network

There is an existing 66kV Ausgrid overhead powerline running along the development frontage on the Northern side of Avoca Drive and the Eastern boundary. Depending on the location of the access driveway, a pole relocation may be required. Undergrounding of this line is not considered an option due to the significant costs and technical earthing constraints. Deviation of this line is also possible however it will involve significant costs and will prove technically challenging. It is recommended that no development works, including changes in ground levels or erection of structures be conducted within the existing 66kV powerline alignment.

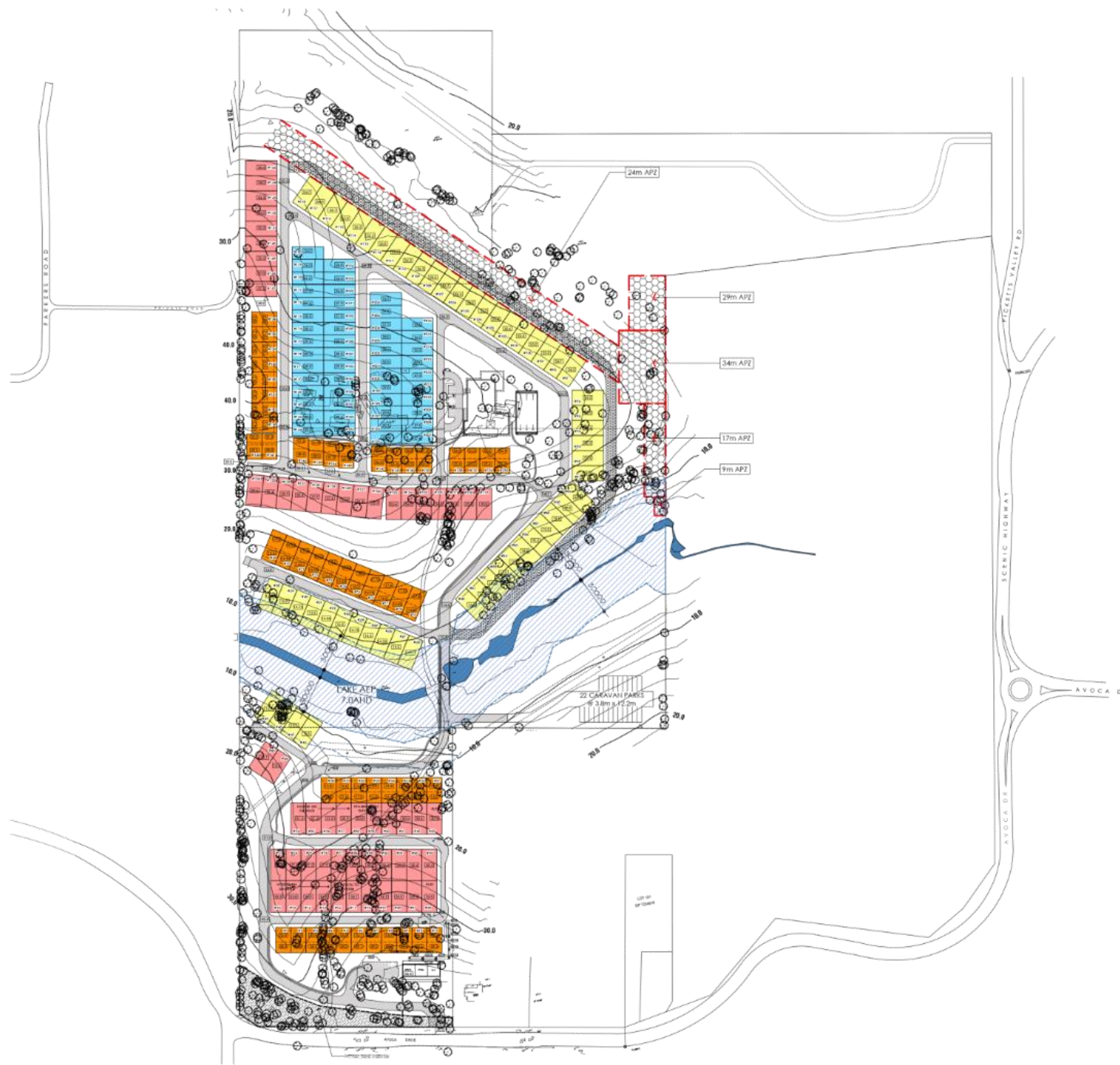


5. CONCLUSIONS

- A. The stage 1 load is expected to require a proposed kiosk substation. This substation can be size allow for the future stage 2 lots.
- B. The site is within a strong 11kV Ausgrid network area and is expected to be able to supply the proposed development via a proposed kiosk substation.
- C. The 11kV network is located adjacent the development lot, on the Southern side of Avoca Drive. An underbore is expected to be required
- D. There is an existing 66kV powerline running along Avoca Drive. This should be considered as part of any proposed developments in that section.
- E. Ausgrid will require a formal application for Connection Services for a defined load, before it is able to evaluate their site-specific technical requirements. A contestable design is expected. Power Solutions can assist with completing these forms.
- F. The site will have a sewer pump station. The size of the pumps should be considered when determining the required kiosk size.
- G. The site is ideal of potential solar. Compliance with Ausgrid standard NS194 will be required as part of detailed private design.



APPENDIX A - SITE PLAN



LEGEND

- ELEVATED HOME 12m x 25m SITE
- 2 STOREY HOME 12m x 25m SITE
- ON GROUND 12m x 25m SITE
- SINGLE GARAGE 10m x 25m SITE

STAGE 1 HOMES	57
STAGE 2 HOMES	159
TOTAL HOMES	216

- 30m VEGETATED RIPARIAN ZONE (MRZ) - 3rd ORDER WATERCOURSE
- EXISTING TREE LOCATIONS
- PROPOSED INTERNAL ROADS
- AUTHORITY'S EXISTING STORM WATER DRAINAGE NETWORK CROSSING SITE
- ASSET PROTECTION ZONE (APZ)
- 8m WIDE FIRE SERVICE ROAD

REVISIONS

REV	DATE	DESCRIPTION

- NOTES**
1. These designs and plans are subject to the Copyright Act of 1968 and the Copyright Amendment (Digital Right) 88 1999 and are not to be used or reproduced, wholly or in part without the written consent of the Designer. The copyright for these drawings and any construction produced from these drawings is vested with CED building design.
 2. Do not scale from drawings.
 3. Verify all dimensions on site.
 4. Check any discrepancies with the designer.



Client: **LIVING CHOICE AUSTRALIA**

Project: **LCA AVOCA MANUFACTURED HOME PARK**

Site Address: **255, 255A & 255B AVOCA DR & PICKETTS WAY, KINCUMBER NSW**

Drawing Title: **SITE DEVELOPMENT SKETCH PLAN**

Structural Engineers:	Engineer Job #
None	-
Issue:	Other Consultants:
PRELIMINARY	-
Date:	Scale @ A1
18 / 09 / 2019	1 : 1500
Project #	Sheet #
C1608.1	2.01

SITE PLAN
SCALE 1 : 1500



APPENDIX B – INDICATIVE MAXIMUM DEMAND CALCULATION

Project Load Estimate

Project Name: LCA Avoca Manufactured Home Park

20/09/2019

Job No: 3420

Client: Living Choce Australia

Address: 255, 255A & 255B AVOCA DR & PICKETTS WAY, KINCUMBER NSW

Distributor: Ausgrid

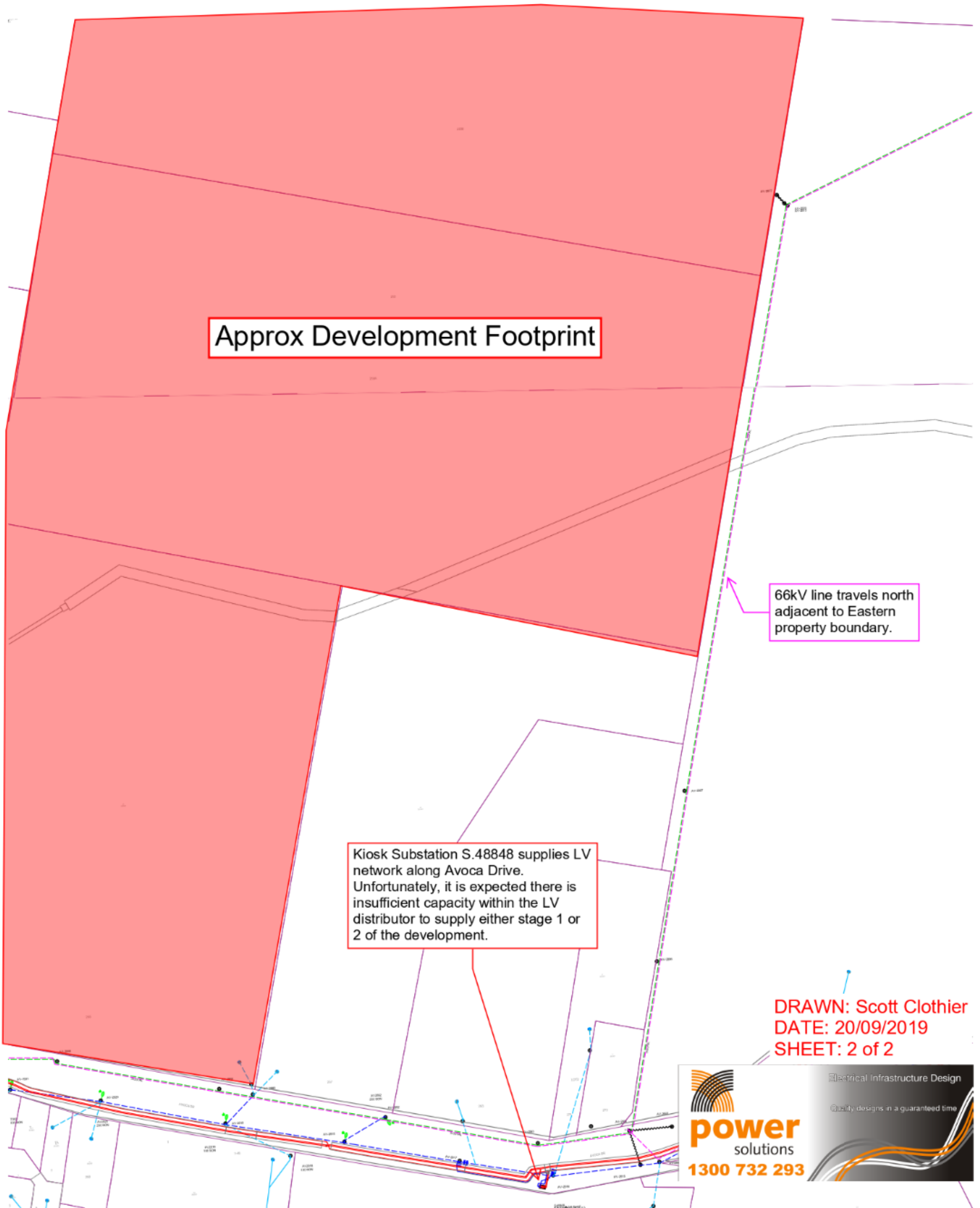
Calculation By: Scott Clothier

Details	Area	VA/m2	Quantity	VA/Quantity	Estimated Load KVA	AMPS
STAGE 1						
ELEVATED HOME			4	2400	10	13
2 STOREY HOME			19	2400	46	63
ON GROUND HOME			34	2400	82	114
SINGLE GARAGE HOME			-	2400	0	0
OTHER BUILDINGS	300	85			26	35
CAR PARKING	400	5			2	3
Sub Total					164	229
Contingency				120%	197	274
STAGE 1 NOMINATED SERVICE SIZE						300
STAGE 2						
ELEVATED HOME			50	2400	120	167
2 STOREY HOME			33	2400	79	110
ON GROUND HOME			25	2400	60	83
SINGLE GARAGE HOME			51	2400	122	170
OTHER BUILDINGS	1700	85			145	201
CAR PARKING	2,000	5			10	14
Sub Total					536	746
Contingency				120%	643	895
Estimated Total					840	1169
Diversity Factor				0.9	756	1052
TOTAL NOMINATED TOTAL SERVICE SIZE						1200





APPENDIX C – AUSGRID GIS



Approx Development Footprint

66kV line travels north adjacent to Eastern property boundary.

Kiosk Substation S.48848 supplies LV network along Avoca Drive. Unfortunately, it is expected there is insufficient capacity within the LV distributor to supply either stage 1 or 2 of the development.

DRAWN: Scott Clothier
DATE: 20/09/2019
SHEET: 2 of 2

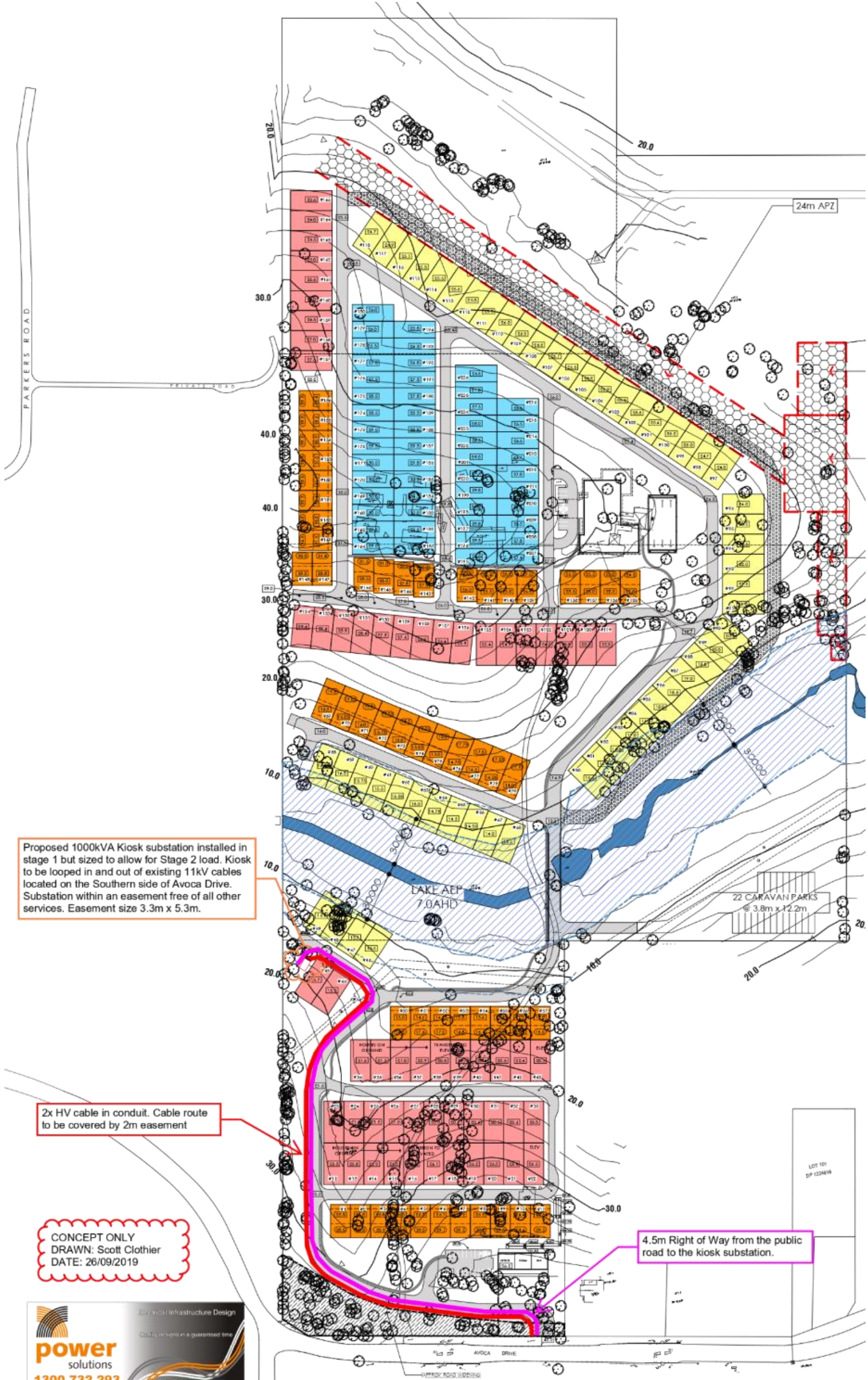
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APPENDIX D – CONCEPT DESIGN



Proposed 1000kVA Kiosk substation installed in stage 1 but sized to allow for Stage 2 load. Kiosk to be looped in and out of existing 11kV cables located on the Southern side of Avoca Drive. Substation within an easement free of all other services. Easement size 3.3m x 5.3m.

2x HV cable in conduit. Cable route to be covered by 2m easement

CONCEPT ONLY
DRAWN: Scott Clothier
DATE: 26/09/2019

4.5m Right of Way from the public road to the kiosk substation.



SITE PLAN
SCALE 1 : 1500



APPENDIX E – INDICATIVE COSTS

Indicative Costs for Electrical Design & Construction

Project Name: **LCA Avoca Manufactured Home Park**
Client: Living Choice Australia

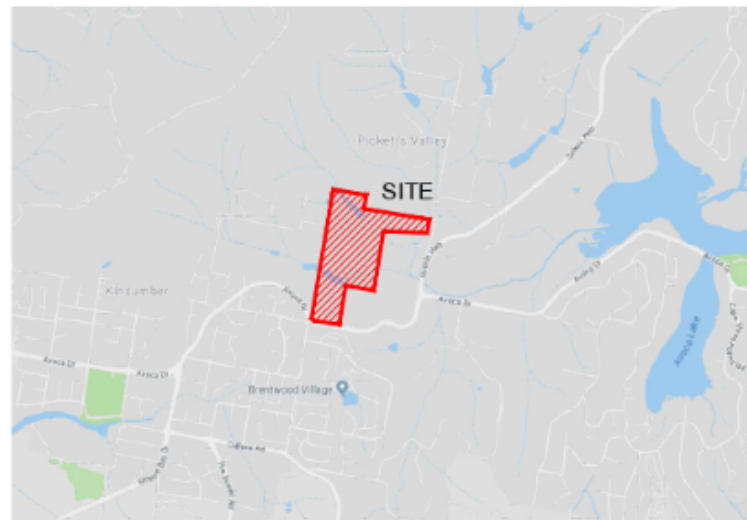
Date: 20/09/2019 Page 1
Prepared by: 3420: Scott Clothier - Power Solutions
Distributor: Ausgrid

SCOPE: 1x Kiosk Substation, 11kV/LV Cabling back to Avoca Drive					
Contestable ASP3 Design:					\$16,000
Contestable ASP1 Construction					
ITEM	DESCRIPTION	UNIT COST	(UNITS)	QTY	TOTAL
1	11kV 1000kVA Kiosk Substation (supply, base, earthing, delivery)	\$120,000	-	1	\$120,000
2	11kV underground cable joints	\$1,500	-	6	\$9,000
3	11kV underground cable (excluding trenching)	\$60	(m)	1000	\$60,000
4	11kV underground trenching cost	\$50	(m)	500	\$25,000
5	LV underground cable (excluding trenching)	\$25	(m)	500	\$12,500
6	Underground spare 150mm conduit (2 per cable)	\$5.50	(m)	6000	\$33,000
ASP1 with 10% Contingency					\$290,000
TOTAL					\$310,000



190587-CENG-001

CONCEPT ENGINEERING PLANS OF ' PROPOSED RESIDENTIAL LAND LEASE COMMUNITY ' LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING No.	NAME
190587-CENG-001	COVER SHEET, INDEX OF DRAWINGS & LOCALITY SKETCH
190587-CENG-002	OVERALL SITE PLAN
190587-CENG-003	STAGING PLAN - SHEET 1
190587-CENG-004	STAGING PLAN - SHEET 2
190587-CENG-005	SITE CONSTRAINTS & DEMOLITION PLAN - SHEET 1
190587-CENG-006	SITE CONSTRAINTS & DEMOLITION PLAN - SHEET 2
190587-CENG-007	DAM DEWATERING PLAN
190587-CENG-008	INTERSECTION PLAN
190587-CENG-101	DETAIL PLAN - SHEET 1
190587-CENG-102	DETAIL PLAN - SHEET 2
190587-CENG-103	DETAIL PLAN - SHEET 3
190587-CENG-104	DETAIL PLAN - SHEET 4
190587-CENG-201	TYPICAL ROAD PROFILES
190587-CENG-211	ROAD LONGITUDINAL SECTIONS - ROAD No.1 - SHEET 1
190587-CENG-212	ROAD LONGITUDINAL SECTIONS - ROAD No.1 - SHEET 2
190587-CENG-213	ROAD LONGITUDINAL SECTIONS - ROAD No.1 - SHEET 3
190587-CENG-214	ROAD LONGITUDINAL SECTIONS - ROAD No.1 - SHEET 4
190587-CENG-215	ROAD LONGITUDINAL SECTIONS - ROAD No.2
190587-CENG-216	ROAD LONGITUDINAL SECTIONS - ROAD No.3
190587-CENG-217	ROAD LONGITUDINAL SECTIONS - ROAD No.4 & No.4B
190587-CENG-218	ROAD LONGITUDINAL SECTIONS - ROAD No.5
190587-CENG-219	ROAD LONGITUDINAL SECTIONS - ROAD No.6 - SHEET 1
190587-CENG-220	ROAD LONGITUDINAL SECTIONS - ROAD No.6 - SHEET 2
190587-CENG-221	ROAD LONGITUDINAL SECTIONS - ROAD No.7 & No.8
190587-CENG-222	ROAD LONGITUDINAL SECTIONS - ROAD No.10
190587-CENG-223	ROAD LONGITUDINAL SECTIONS - FIRETRAIL - SHEET 1
190587-CENG-224	ROAD LONGITUDINAL SECTIONS - FIRETRAIL - SHEET 2

INDEX OF DRAWINGS

DRAWING No.	NAME
190587-CENG-401	CONCEPT STORMWATER LAYOUT - SHEET 1
190587-CENG-402	CONCEPT STORMWATER LAYOUT - SHEET 2
190587-CENG-403	CONCEPT STORMWATER LAYOUT - SHEET 3
190587-CENG-404	CONCEPT STORMWATER LAYOUT - SHEET 4
190587-CENG-405	CHANNEL LONGITUDINAL SECTION & TYPICAL SECTION
190587-CENG-501	SITE REGRADE PLAN - SHEET 1
190587-CENG-502	SITE REGRADE PLAN - SHEET 2
190587-CENG-511	SITE REGRADE - SECTION A
190587-CENG-512	SITE REGRADE - SECTION B
190587-CENG-513	SITE REGRADE - SECTION C
190587-CENG-514	SITE REGRADE - SECTION D
190587-CENG-515	SITE REGRADE - SECTION 1 & 2
190587-CENG-516	SITE REGRADE - SECTION 3
190587-CENG-517	SITE REGRADE - SECTION 4
190587-CENG-518	SITE REGRADE - SECTION 5
190587-CENG-519	SITE REGRADE - SECTION 6
190587-CENG-551	PAD GRADING PLAN - SHEET 1
190587-CENG-552	PAD GRADING PLAN - SHEET 2
190587-CENG-553	PAD GRADING PLAN - SHEET 3
190587-CENG-554	PAD GRADING PLAN - SHEET 4
190587-CENG-601	EROSION & SEDIMENT CONTROL PLAN - SHEET 1
190587-CENG-602	EROSION & SEDIMENT CONTROL PLAN - SHEET 2
190587-CENG-611	EROSION & SEDIMENT CONTROL DETAILS & NOTES
190587-CENG-901	CONCEPT WATER & SEWER LAYOUT - SHEET 1
190587-CENG-902	CONCEPT WATER & SEWER LAYOUT - SHEET 2

100mm AT FULL SIZE
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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT CHOICE LIVING AVOCA				
											PLAN TITLE	PROJECT No.	DISCIPLINE	NUMBER	REV.
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	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.									
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.									
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.									
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190587-CENG-002

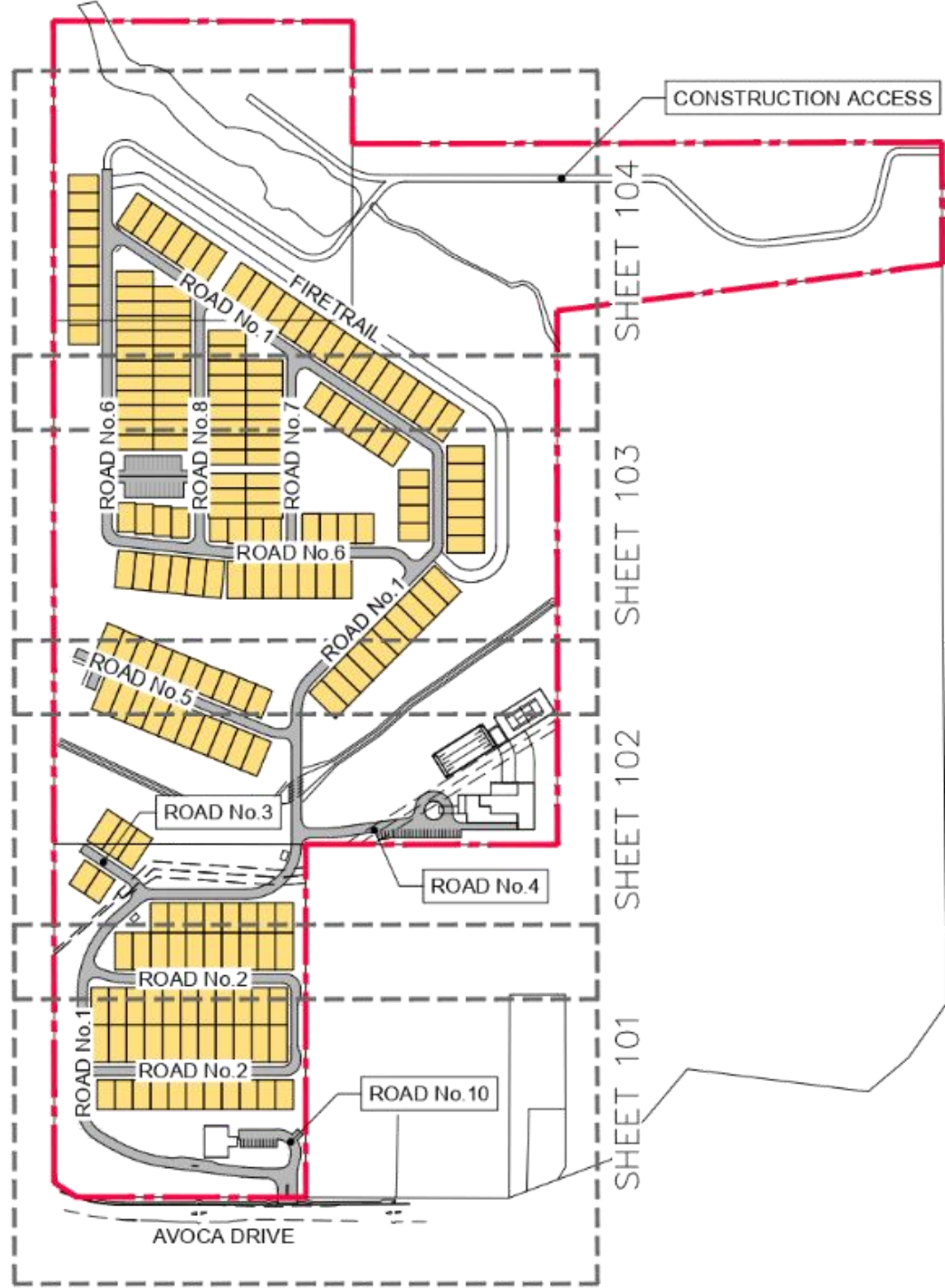
GENERAL NOTES:-

1. PLANS ARE FOR DEVELOPMENT CONSENT APPROVAL ONLY. NOT FOR CONSTRUCTION.
2. PLANS ARE TO BE VIEWED WITH REFERENCE TO "WATER CYCLE MANAGEMENT PLAN" PREPARED BY ADW JOHNSON DATED OCTOBER 2019.
3. FOR GEOTECHNICAL REQUIREMENTS REFER TO "PROPOSED RESIDENTIAL LAND LEASE COMMUNITY PRELIMINARY GEOTECHNICAL ASSESSMENT" PREPARED BY QUALTEST DATED OCTOBER 2019.
4. REFER TO LANDSCAPE ARCHITECTS PLANS FOR PEDESTRIAN PATHS.



LEGEND

- SITE BOUNDARY
- - - PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY



OVERALL SITE PLAN
SCALE 1:2000

□ ORIGIN OF LEVELS
BENCH MARK
P.M. 109949
R.L. 37.014 A.H.D.



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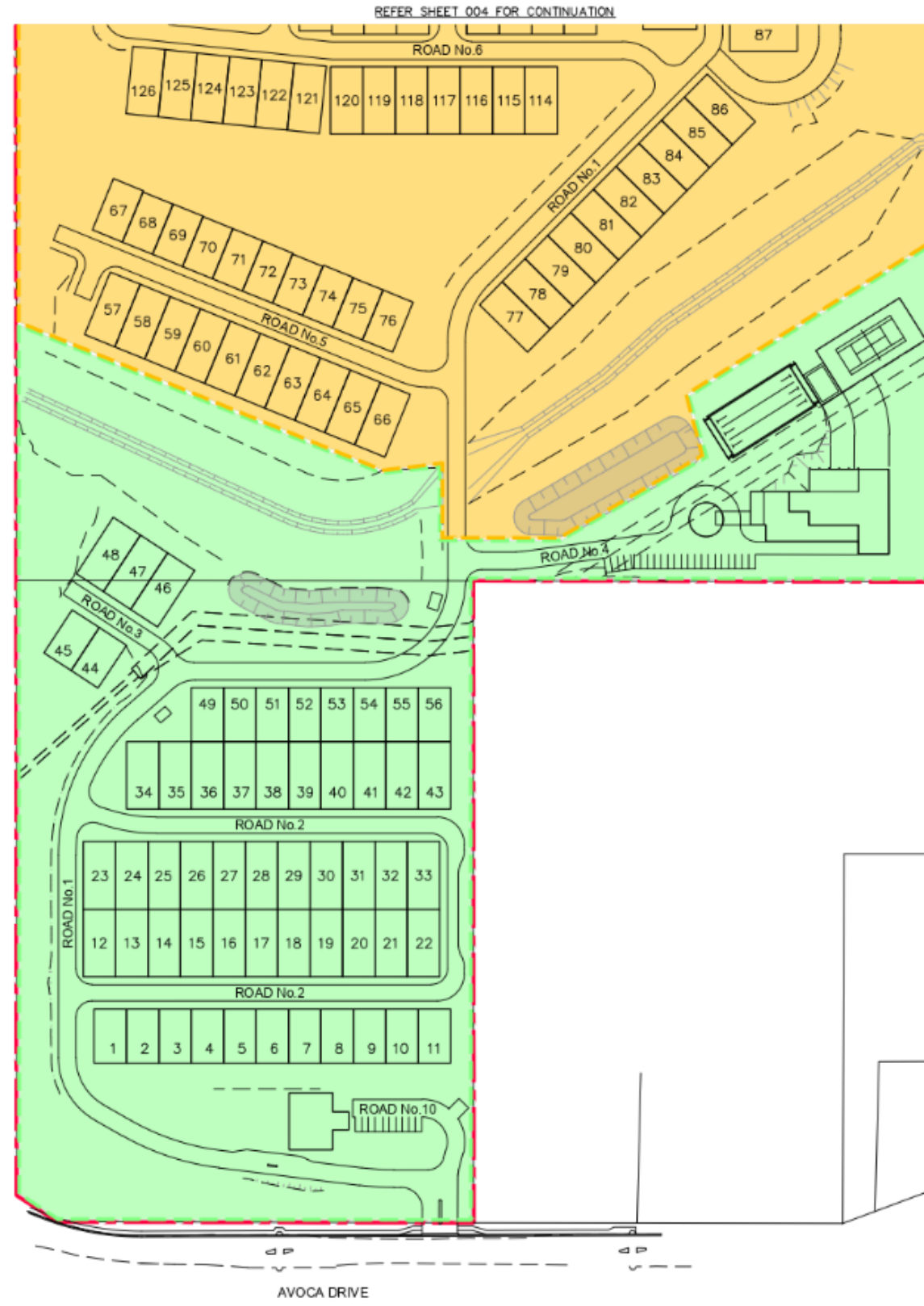
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LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA																	
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	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.						PROJECT NO.		DISCIPLINE		NUMBER		REV	
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.No.	N.D.	N.D.						190587		CENG		002		E	
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.						SURVEYED		DATUM					
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.						MAP & SURVEY		A.H.D.					
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190587-CENG-003

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100mm AT FULL SIZE



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- STAGE 1 - LIMIT OF WORKS
- STAGE 2 - LIMIT OF WORKS
- STAGE 3 - LIMIT OF WORKS

STAGING PLAN
SCALE 1:1000



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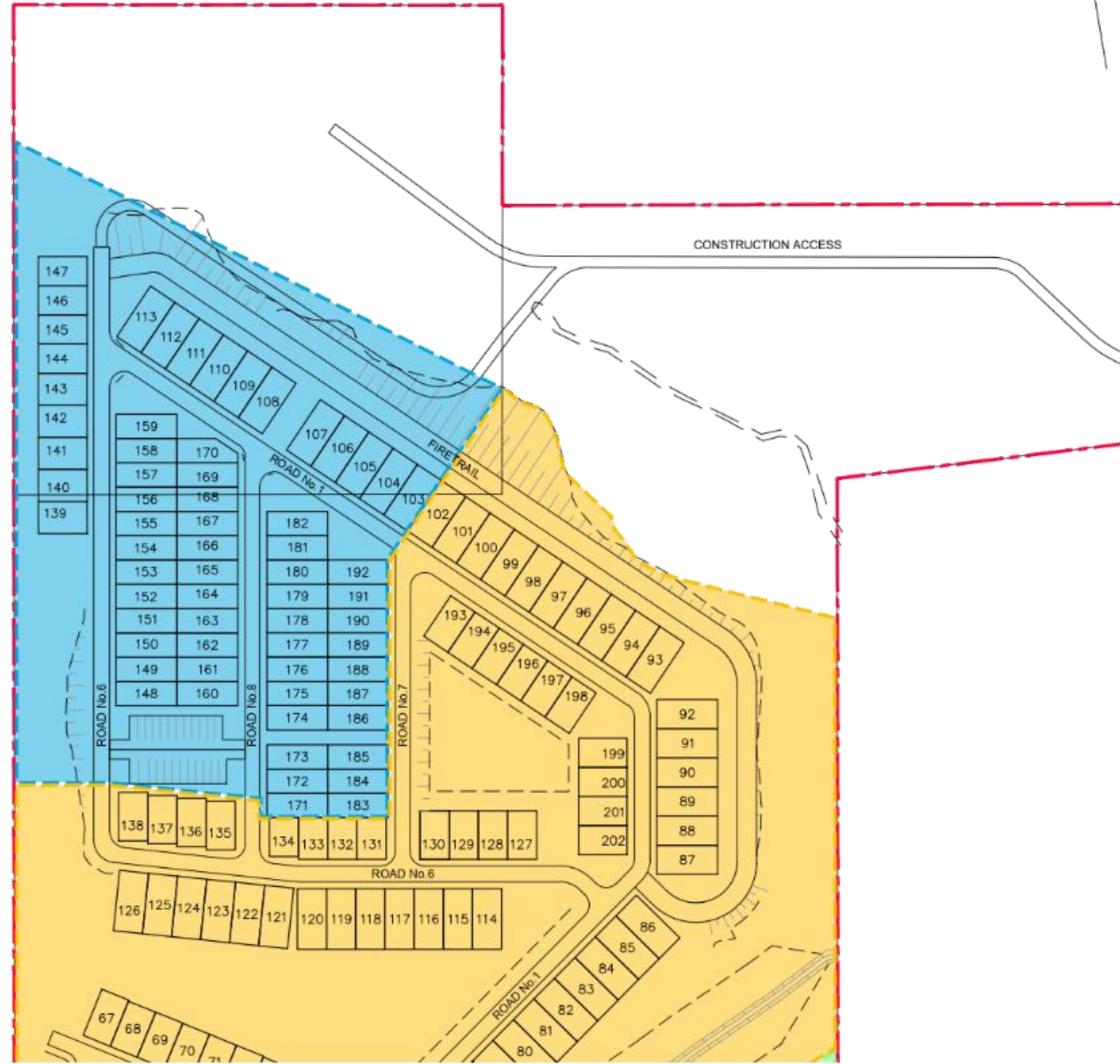
190587-CENG-004

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100mm AT FULL SIZE

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- STAGE 1 - LIMIT OF WORKS
- STAGE 2 - LIMIT OF WORKS
- STAGE 3 - LIMIT OF WORKS



REFER SHEET 003 FOR CONTINUATION

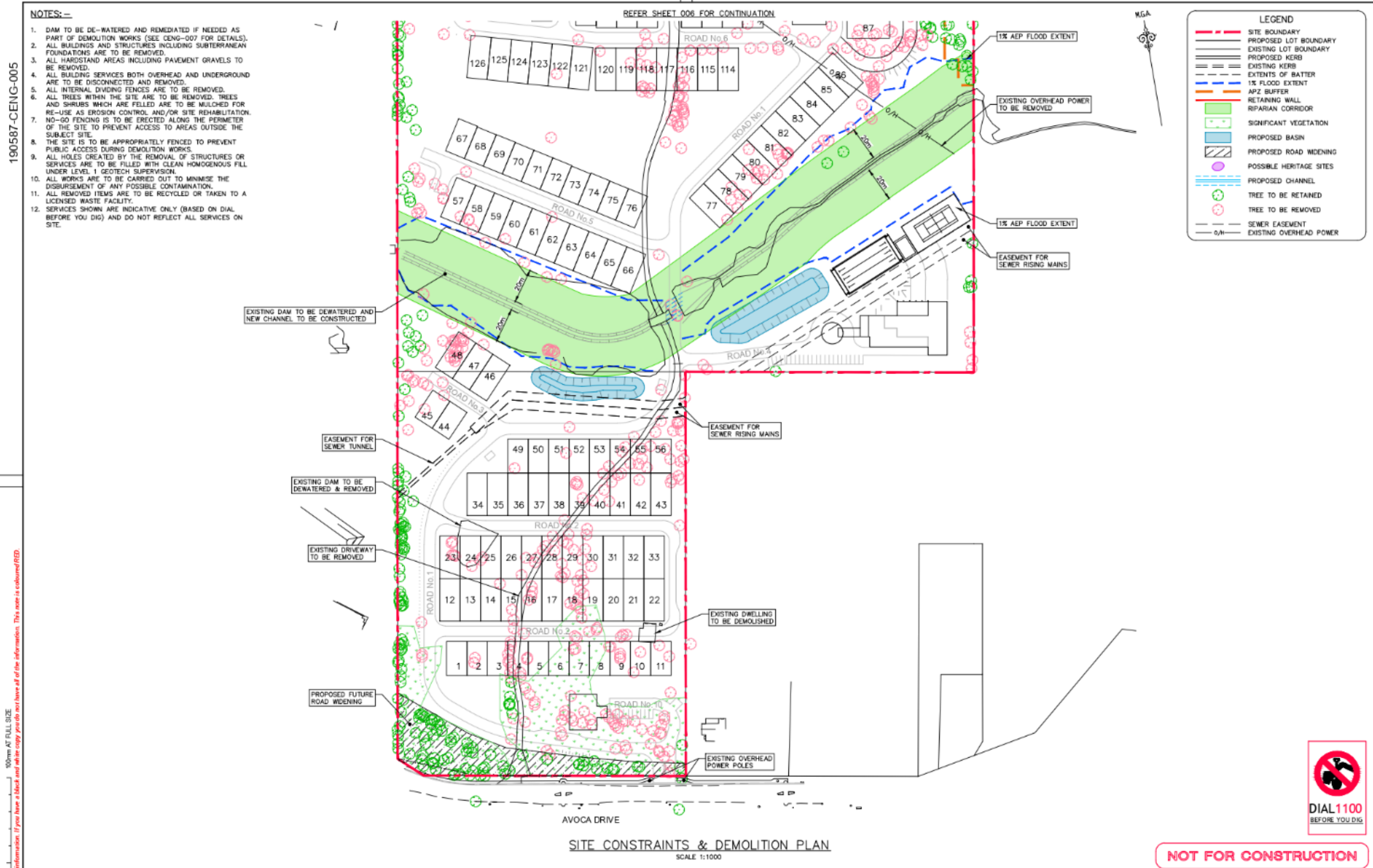
STAGING PLAN

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												LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA				
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	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.												
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.												
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.												
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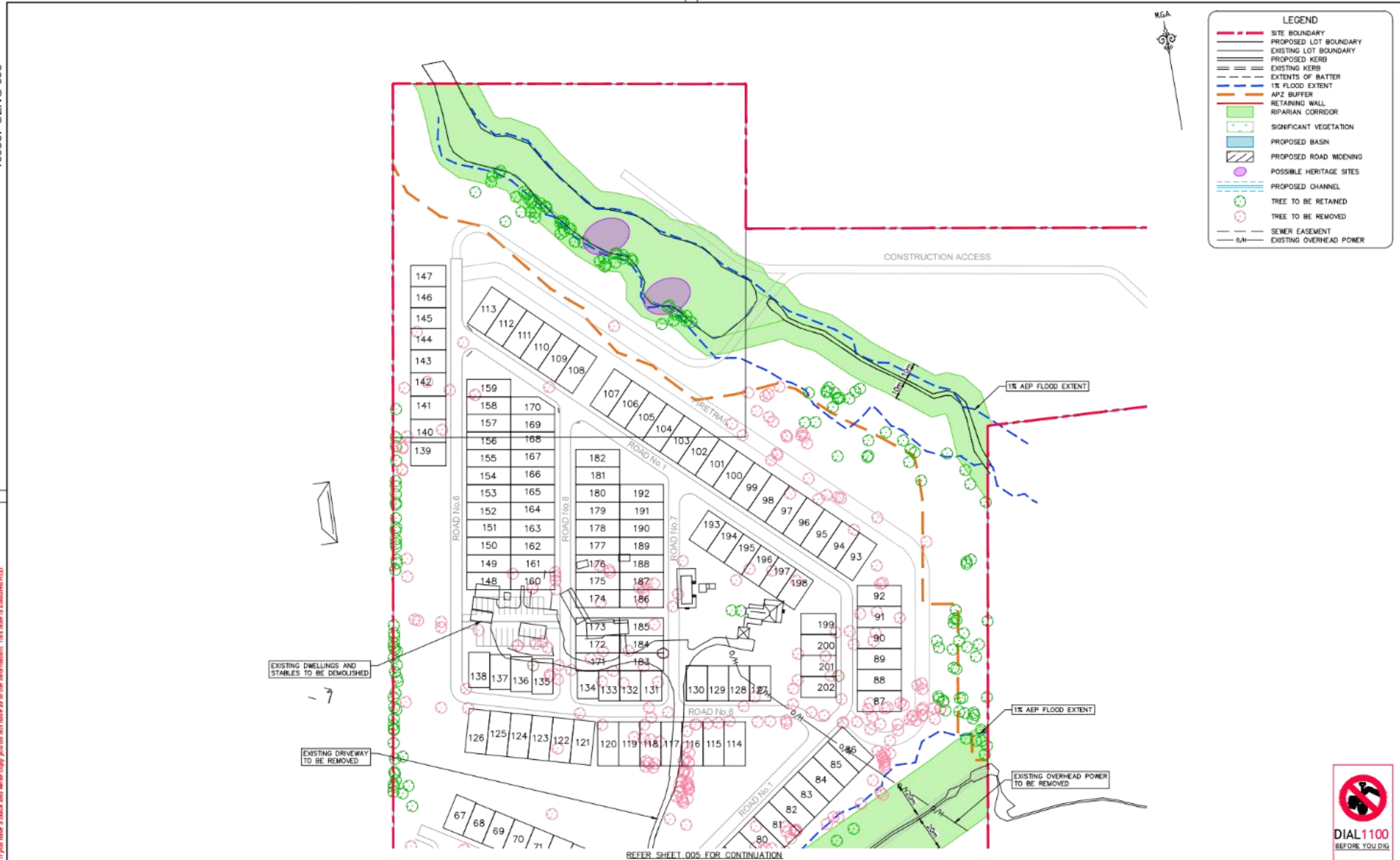
SITE CONSTRAINTS & DEMOLITION PLAN

SCALE 1:1000

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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																																					
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190587-CENG-006

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SITE CONSTRAINTS & DEMOLITION PLAN
SCALE 1:1000

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PLAN TITLE		PROJECT No.	DISCIPLINE	NUMBER	REV									
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	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.								
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.								
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.								

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190587-CENG-007

NOTES:-

DEWATERING CAN BE UNDERTAKEN BY THE FOLLOWING TECHNIQUES FOR THE EXISTING FARM DAMS IN ACCORDANCE WITH THE ADVICE FROM GEOTECHNICAL ENGINEER.

1. DEWATERING THROUGH IRRIGATION OF THE ADJACENT GRASSED AREAS
 2. DEWATERING BY PUMPING STORED WATER INTO THE DOWNSTREAM CATCHMENT AND WATERCOURSE AFTER IT HAS BEEN FILTERED TO PREVENT THE UPTAKE OF ANY INVASIVE SPECIES, JUVENILE PEST SPECIES OR EGGS INTO THE CATCHMENT.
 3. WATER CAN BE PUMPED AND TRANSPORTED TO A WASTE MANAGEMENT FACILITY.
- A DETAILED PROGRAM OF THE SCHEDULED PROCESS TO DEWATER THE DAM (INCLUDING A TIMELINE) IS TO BE PROVIDED BY THE CONTRACTOR. THE TIMEFRAME FOR DISCHARGE SHOULD TAKE INTO CONSIDERATION THE ABSORPTION CAPACITY OF THE SOILS (SUCH AS THE DESIGN IRRIGATION RATE (DIR) IN AUSTRALIAN STANDARD 1547:2012). THE DEWATERING PROGRAM IS TO ALSO INCLUDE ANY CONTINGENCIES THAT MAY BE REQUIRED DURING THE DEWATERING PROCESS.

DEWATERING INTO THE EXISTING STORMWATER CATCHMENT WILL NEED TO ENSURE THE WATER MEETS ANZECC GUIDELINES, SPECIFICALLY FRESHWATER 95% LEVEL OF PROTECTION TRIGGER VALUES. THE EXACT METHOD OF DEWATERING IS TO BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.

- IF PUMPING INTO THE CATCHMENT IS TO TAKE PLACE THE FOLLOWING WILL BE REQUIRED:
- A MOBILE PUMPING SYSTEM TO BE LOCATE ON THE EMBANKMENT OF THE DAM
 - A MESH FILTER OVER THE INLET OF THE PUMP
 - A FLEXIBLE OUTLET PIPE CONNECTED BETWEEN THE PUMP AND A SUITABLE DOWNSTREAM LOCATION TO ENSURE NO PONDING OCCUR.
 - GEOTEXTILE FILTER SOCK OVER THE OUTLET
 - OUTLET STABILISATION CONTROLS TO PREVENT EROSION AND TRANSPORTATION OF SEDIMENT
 - MAXIMISE LENGTH OF FLOW WITHIN SITE TO FILTER WATER THROUGH EXISTING VEGETATION AND ENCOURAGE SHEET FLOW

FOR WATER QUALITY, SALINITY AND SOIL TESTS REFER TO CONTAMINATION, SALINITY AND GEOTECHNICAL INVESTIGATION REPORT.

REMOVE AND DISPOSE OF CONTAMINATED/UNSUITABLE MATERIAL UNTIL A STIFF CLAY LAYER IS REACHED AS PER THE ADVICE OF THE GEOTECHNICAL ENGINEER.

UTILISE SITE WON STIFF CLAY MATERIAL AND PLACE IN 300mm LAYERS, SUITABLY COMPACTED TO GEOTECHNICAL ENGINEERS SPECIFICATIONS UNDER GEOTECHNICAL ENGINEERS SUPERVISION.

CONSTRUCT TEMPORARY GRASS LINED BERM TO DIRECT RUNOFF FROM DAM

INSTALL STRAW BALES & CHECK DAMS IN FLOW PATH TO PREVENT TRANSPORT OF SEDIMENTS

CONSTRUCT TEMPORARY GRASS LINED BERM TO DIRECT RUNOFF FROM DAM

PROPOSED PUMP OUT LOCATION IF WATER MEETS ACCEPTABLE CRITERIA AS PER GEOTECHNICAL ENGINEERS ADVICE

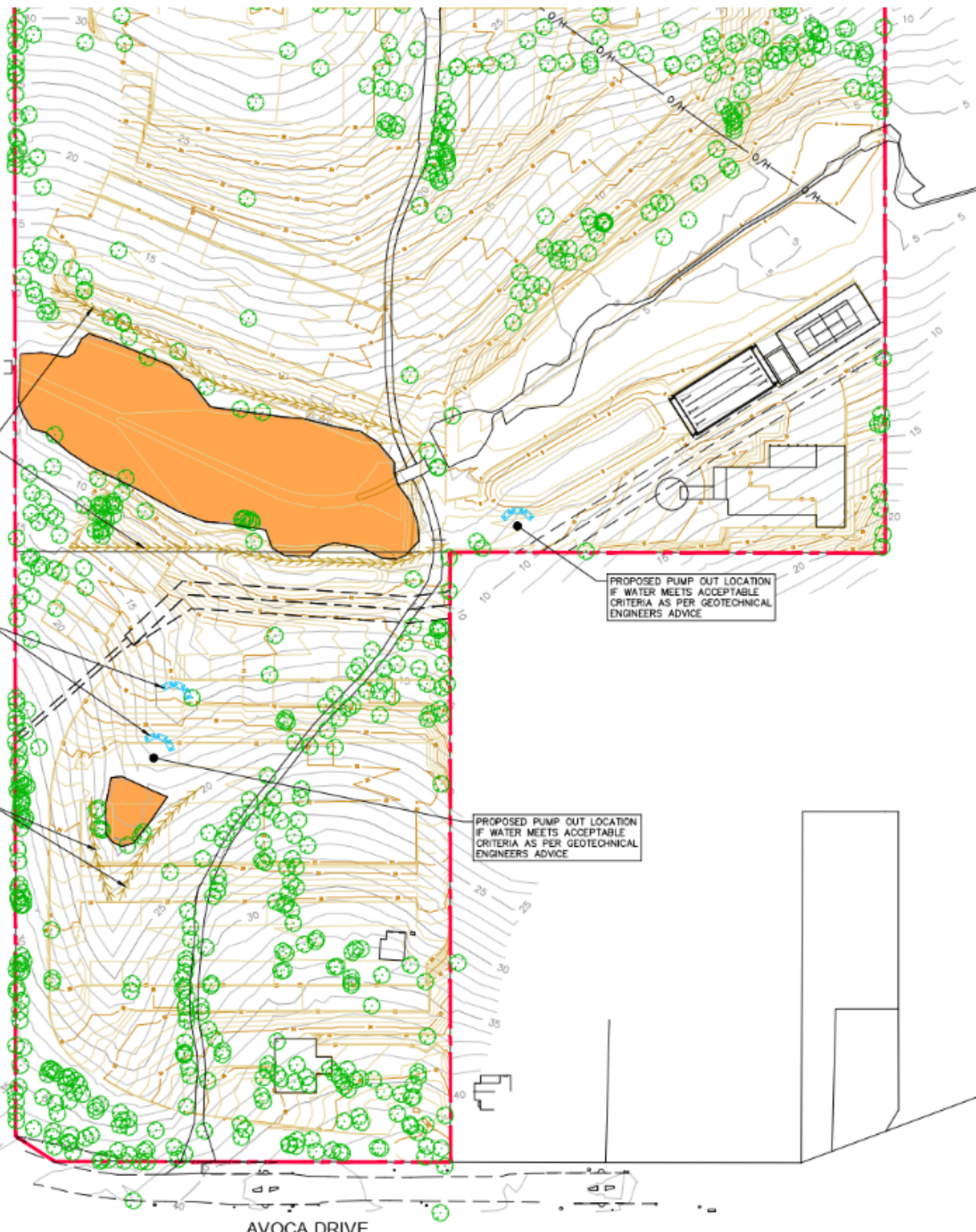
PROPOSED PUMP OUT LOCATION IF WATER MEETS ACCEPTABLE CRITERIA AS PER GEOTECHNICAL ENGINEERS ADVICE

LEGEND

- SITE BOUNDARY
- - - EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- DEWATERING/REMEDATION WORKS
- GRASS-LINED SWALE
- STRAW BALES
- EXISTING TREE
- SEWER EASEMENT
- EXISTING OVERHEAD POWER

CONTOUR INTERVAL = 1.0m

100mm AT FULL SIZE
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AVOCA DRIVE

DAM DEWATERING PLAN
SCALE 1:1000



NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.	 Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT			
							LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER				CHOICE LIVING AVOCA PLAN TITLE DAM DEWATERING PLAN					
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z.	N.D.	N.D.	1:1000				SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV
	18/10/19	DETAIL ADDED	N.Mc	S.Z.	N.D.	N.D.					MAP & SURVEY	A.H.D.	190587	CENG	007	E
	25/10/19	GENERAL AMENDMENT	N.Mc	N.Mc	N.D.	N.D.										
	04/11/19	GENERAL AMENDMENT	N.Mc	S.Z.	N.D.	N.D.										
	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.										
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190587-CENG-008

LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL
- EASEMENT FOR SEWER TUNNEL 2 WIDE

(E)

CONTOUR INTERVAL = 0.2m

- GENERAL NOTES: -**
- FOR TYPICAL ROAD CROSS SECTIONS, REFER SHEET 201.
 - SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION TO BE PROVIDED IN WRITING BEFORE PROCEEDING.



DETAIL PLAN
SCALE 1:200

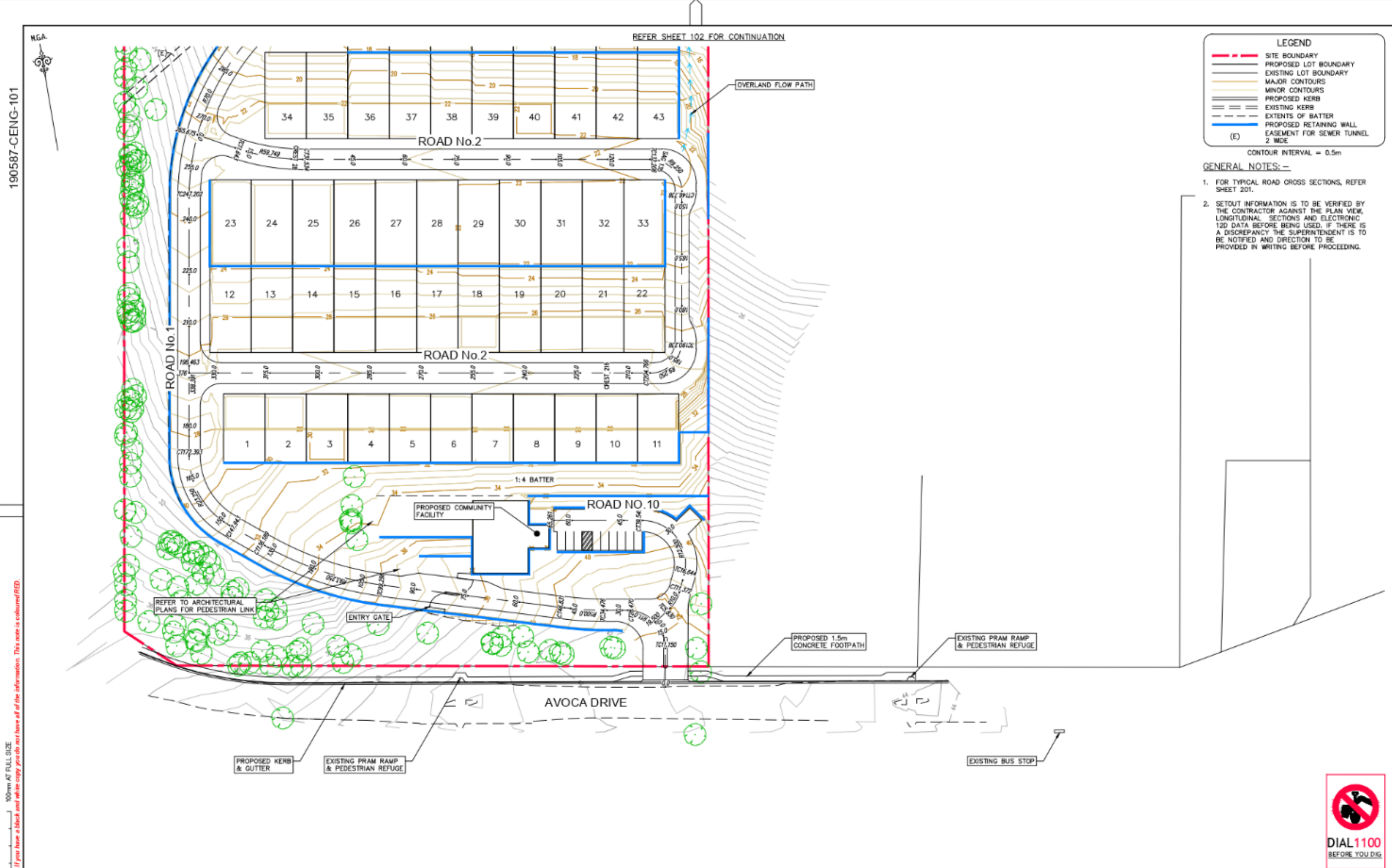
NOT FOR CONSTRUCTION

This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED. 100mm AT FULL SIZE

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT			
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:200			CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA	
B	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:200	PLAN TITLE INTERSECTION PLAN					
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.				PROJECT No.	DISCIPLINE	NUMBER	REV
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.				190587	CENG	008	E
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.				MAP & SURVEY	DATUM	A.H.D.	

Central Coast
5 Pioneer Avenue,
P.O. Box 3717,
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4399
email: coast@adwjohnson.com.au
www.adwjohnson.com.au
ABN 62 129 445 398

DESIGN FILE S:\190587\DESIGN\12D\SW CONCEPT\CONCEPT_ENG.project
Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:13AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-008.DWG



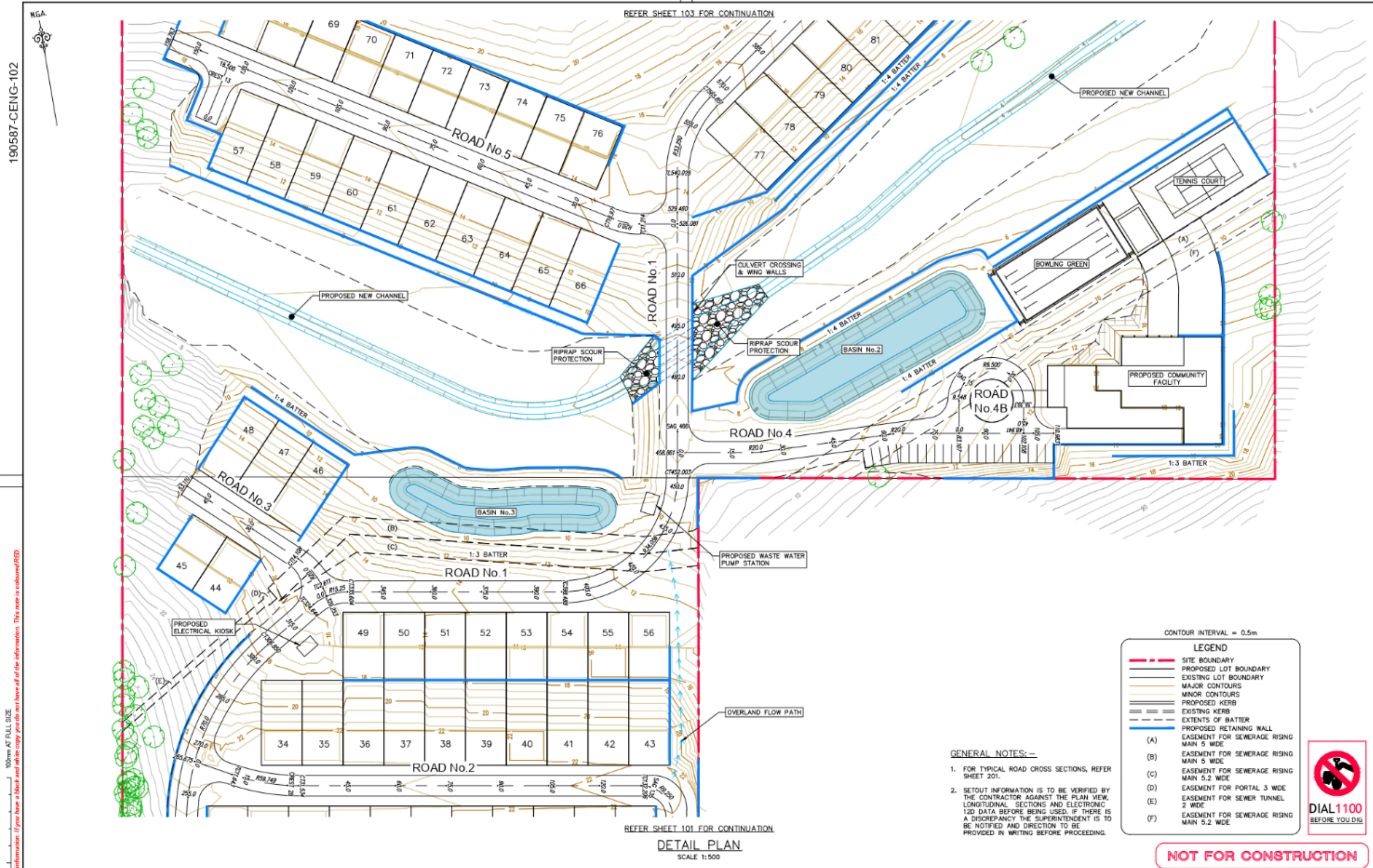
DETAIL PLAN
SCALE 1:500

NOT FOR CONSTRUCTION



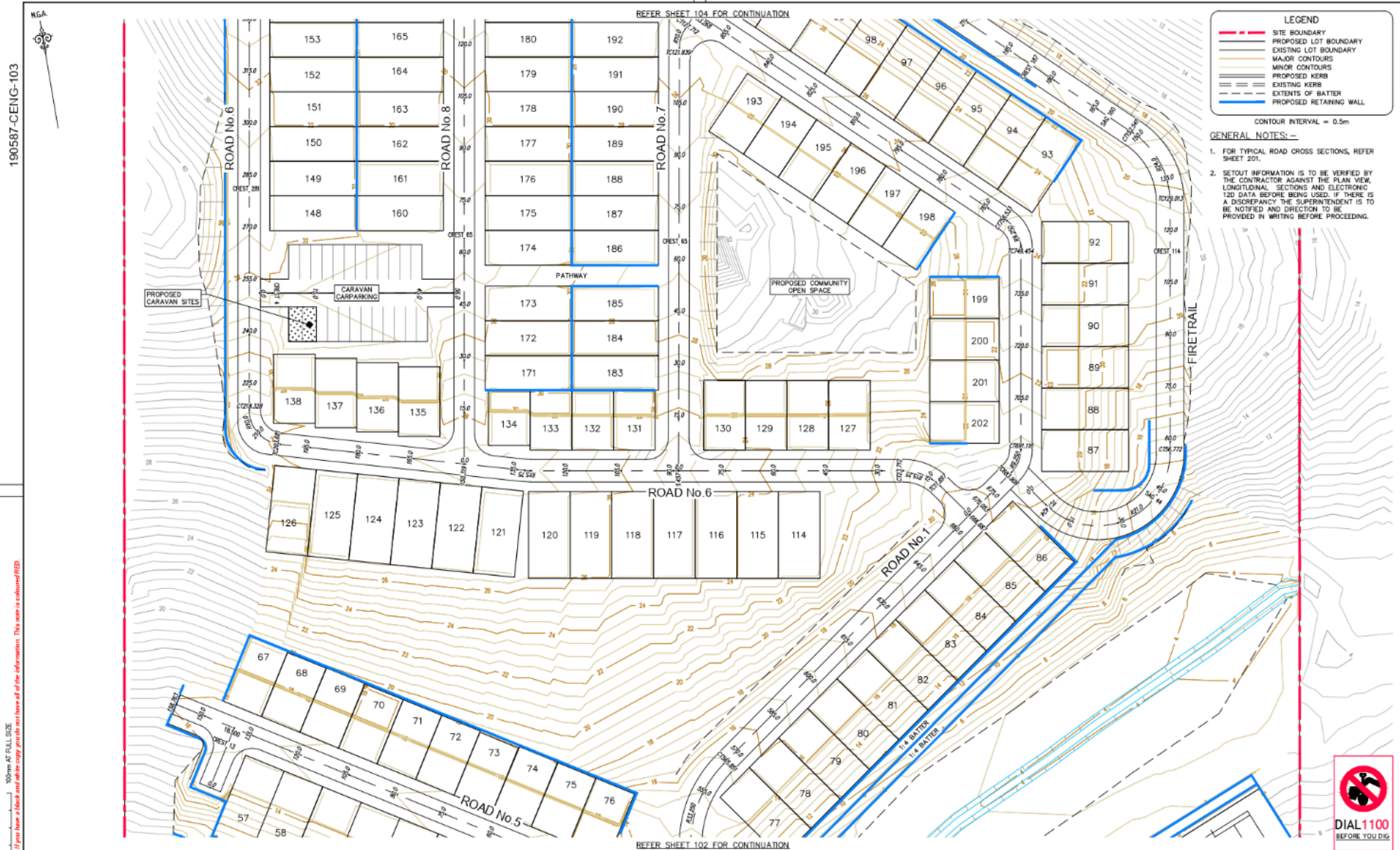
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
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B	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:500
C	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.	1:500
D	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:500
E	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:500

DESIGN FILE S:\190587\DESIGN\12D\SW CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:21AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-101.DWG	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.		Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT CHOICE LIVING AVOCA PLAN TITLE DETAIL PLAN SHEET 1	SURVEYED MAP & SURVEY	DATUM A.H.D.	PROJECT No. 190587	DISCIPLINE CENG	NUMBER 101	REV. E
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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:1
	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:1
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:1
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:1

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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL

CONTOUR INTERVAL = 0.5m

- GENERAL NOTES: -**
- FOR TYPICAL ROAD CROSS SECTIONS, REFER SHEET 201.
 - SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION TO BE PROVIDED IN WRITING BEFORE PROCEEDING.

190587-CENG-103

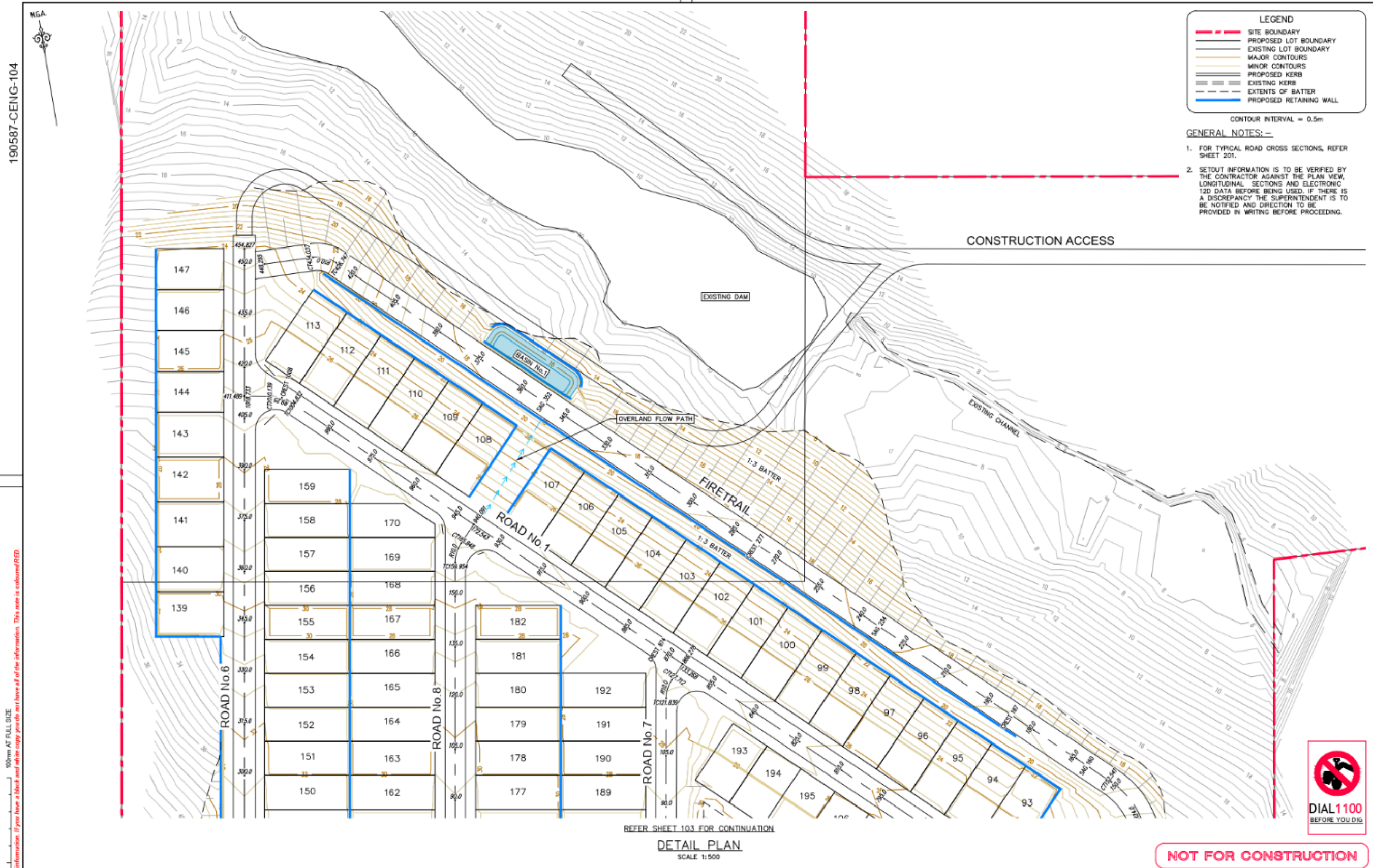
100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.

DETAIL PLAN
SCALE 1:500



NOT FOR CONSTRUCTION

REV. DATE AMENDMENT	DESIGN DRAWN CHECKED APPROVED SCALES	 Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CUSTOMER	PROPERTY DESCRIPTION	PROJECT
A 16/10/19 PRELIMINARY ISSUE B 18/10/19 DETAIL ADDED C 25/10/19 GENERAL AMENDMENT D 04/11/19 GENERAL AMENDMENT E 02/12/19 GENERAL AMENDMENT	N.Mc S.Z N.D N.D N.Mc S.Z N.D N.D N.Mc S.Z N.D N.D N.Mc J.D N.D N.D		CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA PLAN TITLE DETAIL PLAN SHEET 3
DESIGN FILE S:\190587\DESIGN\12D\SW CONCEPT\CONCEPT_ENG.project	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE		CHIEF SURVEYOR	MAP & SURVEY	DATUM
Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:34AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-103.DWG					A.H.D.
					PROJECT NO. 190587
					DISCIPLINE CENG
					NUMBER 103
					REV. E

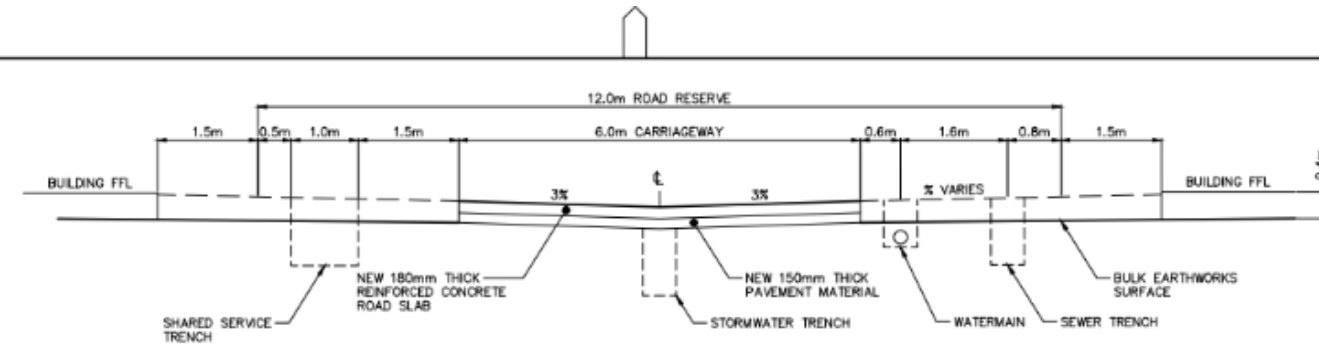


REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
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	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.	
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	

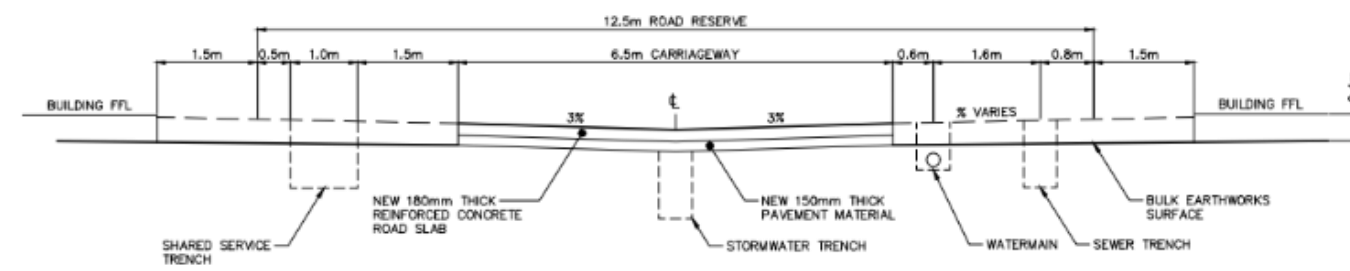
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SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
MAP & SURVEY	A.H.D.	190587	CENG	104	E

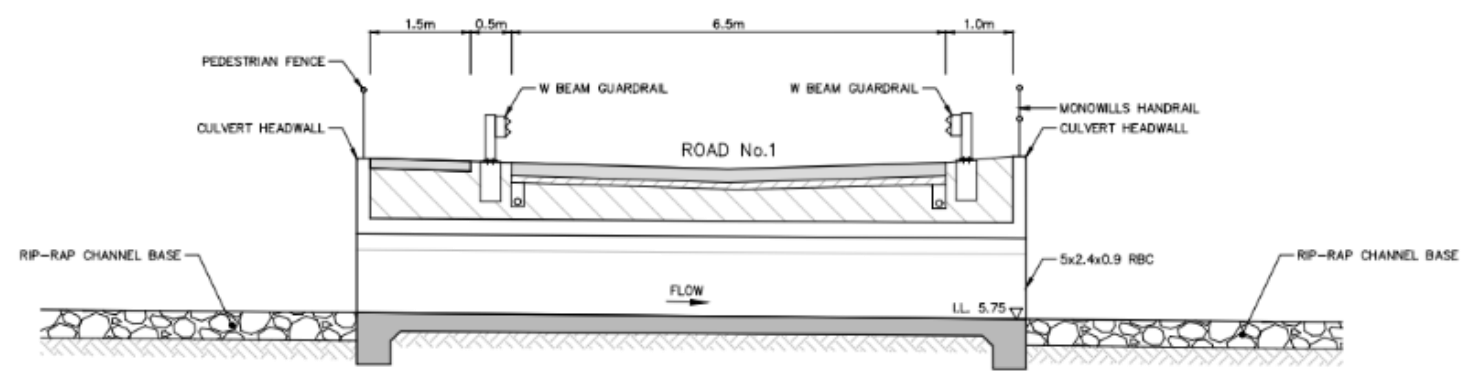
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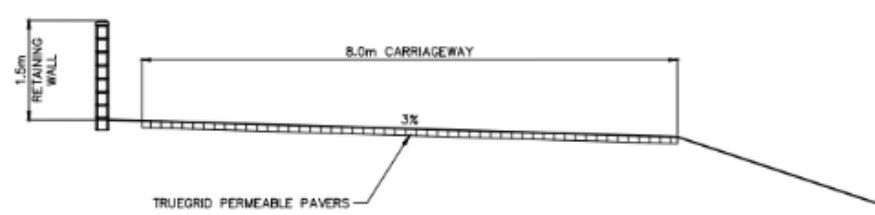
TYPICAL ROAD SECTION - ROAD No.2, 3, 5, 7 & 8
SCALE 1 : 50



TYPICAL ROAD SECTION - ROAD No.1, 4, 6, 9 & 10
SCALE 1 : 50



TYPICAL ROAD SECTION - ROAD No.1
CH 486 TO CH 498
SCALE 1 : 50



TYPICAL ROAD SECTION - FIRETRAIL
SCALE 1 : 50



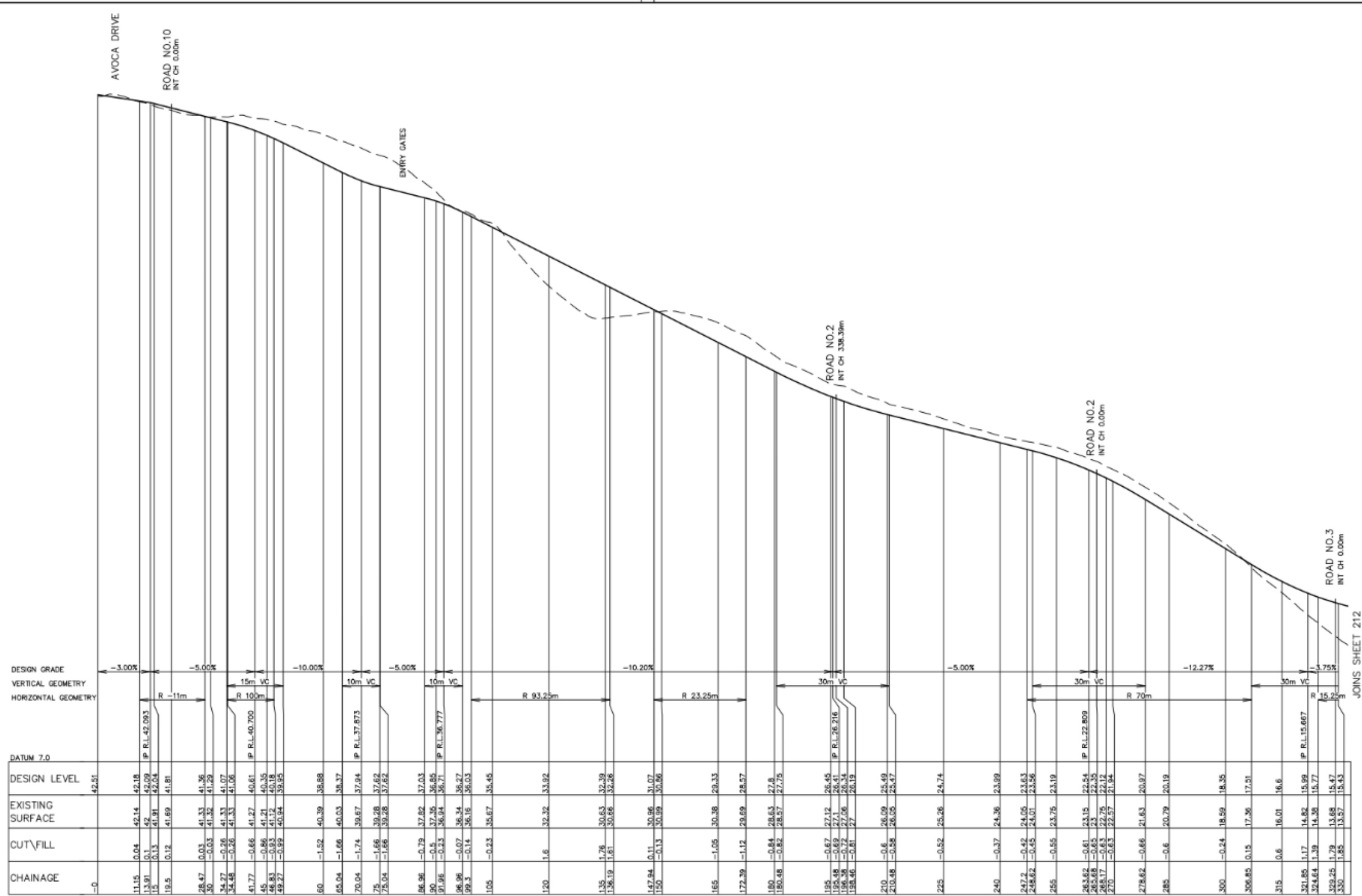
NOT FOR CONSTRUCTION

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT		
												LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA		
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:50				PROJECT CHOICE LIVING AVOCA					
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.					PLAN TITLE TYPICAL ROAD PROFILES					
	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.					PROJECT No. 190587					
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.					DISCIPLINE CENG					
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.					NUMBER 201					
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190587-CENG-211

100mm AT FULL SIZE
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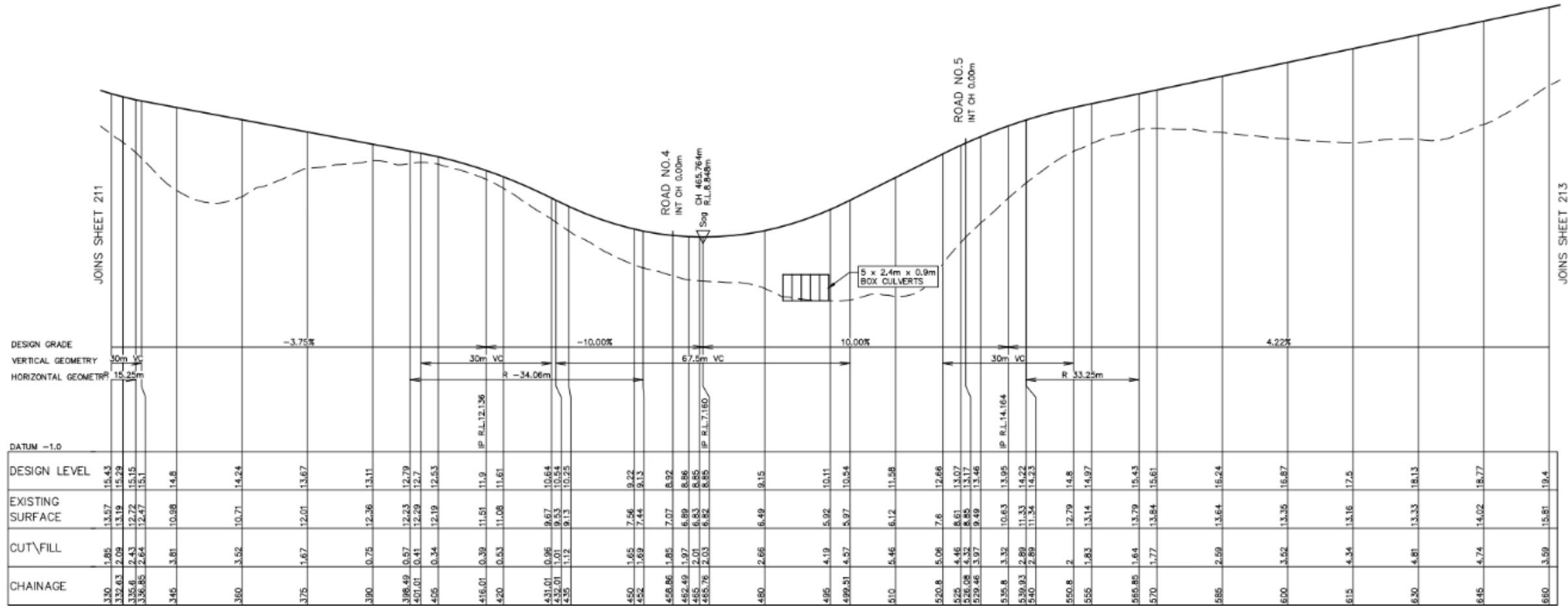
LONGITUDINAL SECTION ROAD NO.1
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT CHOICE LIVING AVOCA PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.1 SHEET 1	SURVEYED MAP & SURVEY	DATUM A.H.D.	PROJECT No. 190587	DISCIPLINE CENG	NUMBER 211	REV E	
A	16/10/19	PRELIMINARY ISSUE																		
	18/10/19	DETAIL ADDED																		
	25/10/19	GENERAL AMENDMENT																		
	04/11/19	GENERAL AMENDMENT																		
	02/12/19	GENERAL AMENDMENT																		

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Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:47AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-211.DWG

190587-CENG-212



LONGITUDINAL SECTION ROAD NO.1

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

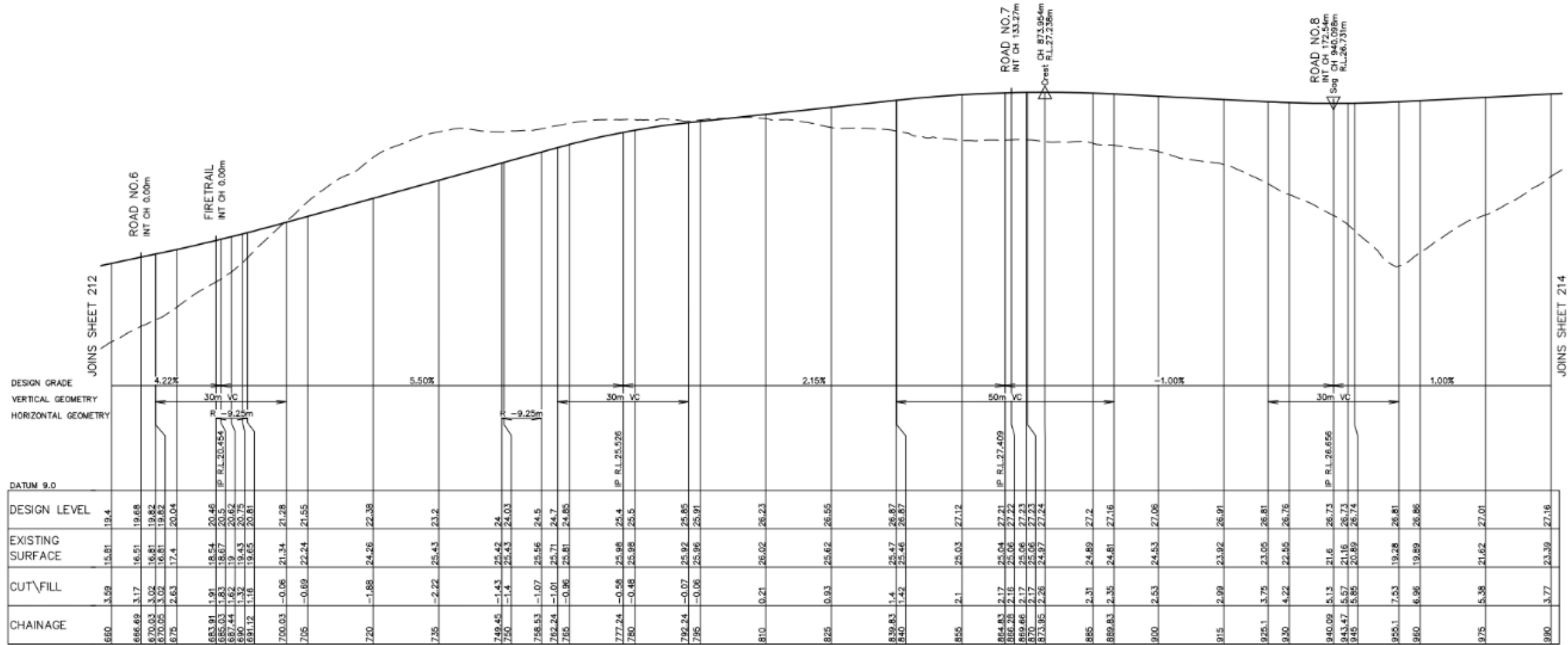
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This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT		
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.	1:100				Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER
	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.	1:100	ROAD LONGITUDINAL SECTIONS ROAD No.1 SHEET 2				
	25/10/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.						
	04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.						
	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.						
DESIGN FILE S:\190587\DESIGN\12\SM CONCEPT\CONCEPT_ENG.project								ALL DIMENSIONS ARE IN METRES. DO NOT SCALE		PROJECT No. 190587 - DISCIPLINE CENG - NUMBER 212 - REV E		
Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:51AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-212.DWG												

190587-CENG-213



LONGITUDINAL SECTION ROAD NO.1

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

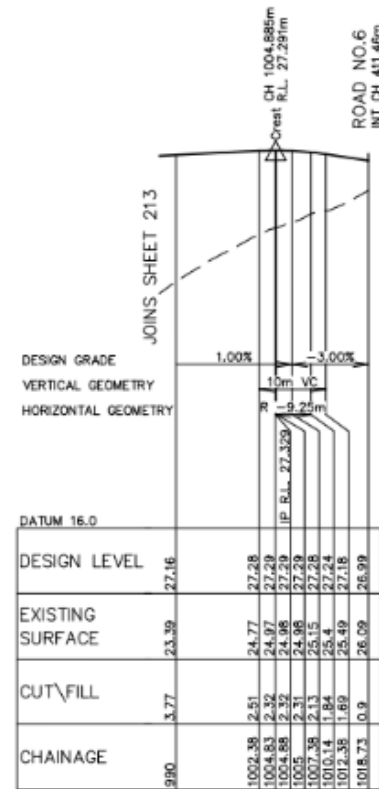
100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CENTRAL COAST 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT CHOICE LIVING AVOCA						
DESIGN FILE S:\190587\DESIGN\12\SM CONCEPT\CONCEPT_ENG.project		ALL DIMENSIONS ARE IN METRES. DO NOT SCALE				PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.1 SHEET 3											
A	16/10/19	PRELIMINARY ISSUE	N.M.	S.Z.	N.D.	N.D.	1:100				SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV	
	18/10/19	DETAIL ADDED	N.M.	S.Z.	N.D.	N.D.	1:100				MAP & SURVEY	A.H.D.	190587	CENG	213	E	
	25/10/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.											
	04/11/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.											
	02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.											

190587-CENG-214



LONGITUDINAL SECTION ROAD NO.1

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

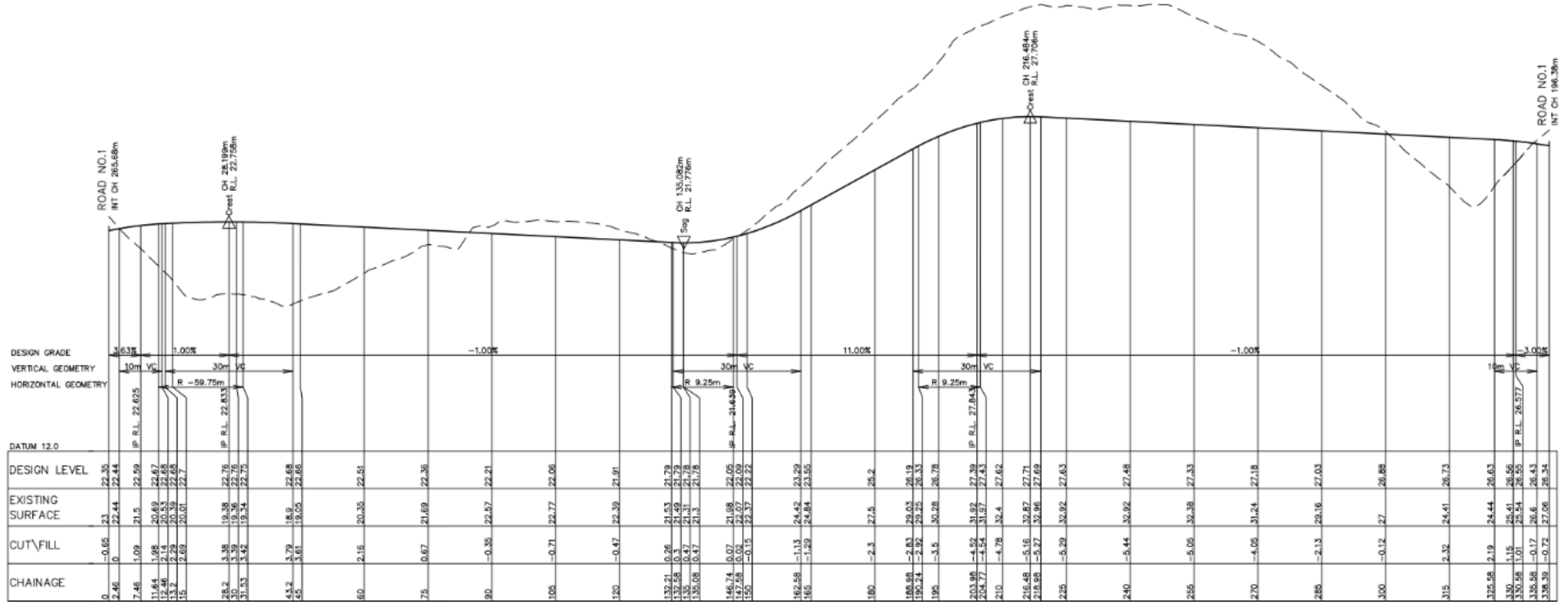
100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is colored RED.



NOT FOR CONSTRUCTION

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	REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																											
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.																																													
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.																																													
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.																																													
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.																																													
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.																																													
<p>DESIGN FILE S:\190587\DESIGN\12D\SM CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:40:59AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-214.DWG</p>	<p>PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.1 SHEET 4</p>	<table border="1"> <tr> <th>SURVEYED</th> <th>DATUM</th> <th>PROJECT No.</th> <th>DISCIPLINE</th> <th>NUMBER</th> <th>REV.</th> </tr> <tr> <td>MAP & SURVEY</td> <td>A.H.D.</td> <td>190587</td> <td>CENG</td> <td>214</td> <td>E</td> </tr> </table>	SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.	MAP & SURVEY	A.H.D.	190587	CENG	214	E																																					
SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.																																														
MAP & SURVEY	A.H.D.	190587	CENG	214	E																																														

190587-CENG-215



LONGITUDINAL SECTION ROAD NO.2

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.

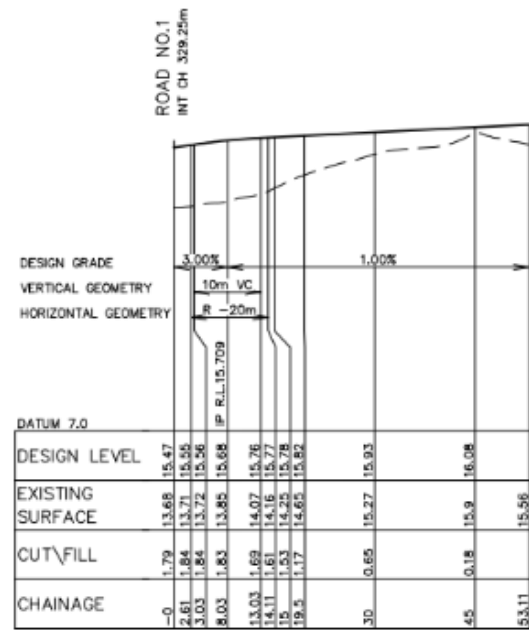


NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT				
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:100			Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA		
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100	CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PLAN TITLE			ROAD LONGITUDINAL SECTIONS ROAD No.2		
	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100			PROJECT No.	DISCIPLINE	NUMBER	REV	
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100			190587	-	CENG	-	215
	02/12/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100			MAP & SURVEY	DATUM	A.H.D.		E

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190587-CENG-216



LONGITUDINAL SECTION ROAD NO.3
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

100mm AT FULL SIZE
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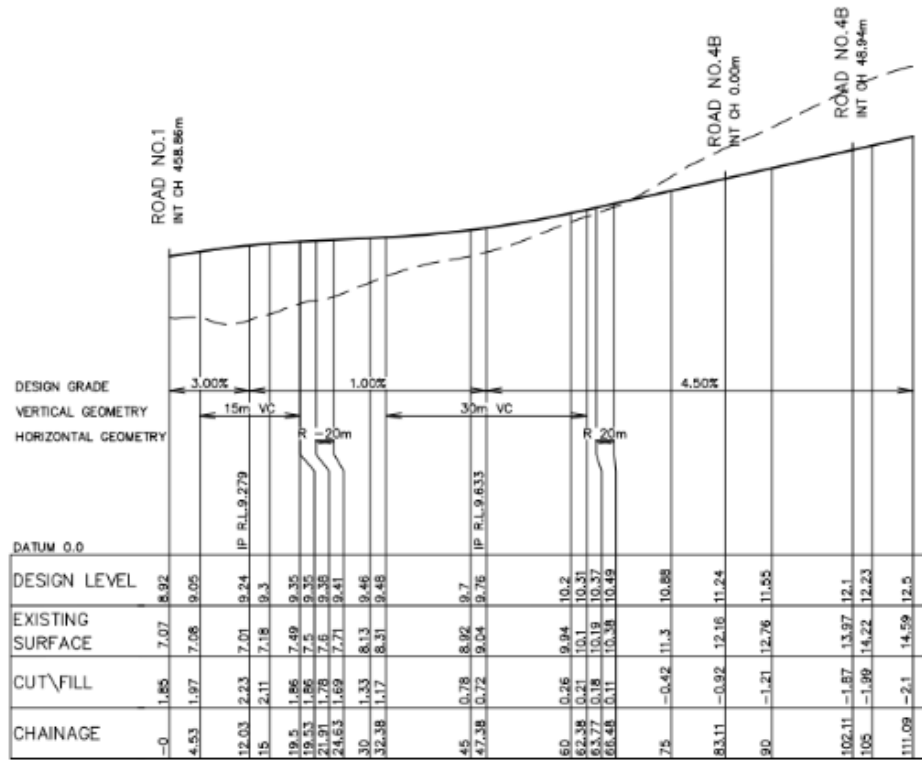


NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT	PROPERTY DESCRIPTION	PROJECT	DISCIPLINE	NUMBER	REV.					
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	A1 0 12.5 25 50 1:100		CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA	ROAD LONGITUDINAL SECTIONS ROAD No.3	CENG	216	E				
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	A1 0 25 50 1:100	PLAN TITLE											
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.													
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.													
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.													
DESIGN FILE S:\190587\DESIGN\12D\SM CONCEPT\CONCEPT_ENG.project ALL DIMENSIONS ARE IN METRES. DO NOT SCALE								SURVEYED MAP & SURVEY		DATUM A.H.D.		PROJECT No. 190587		DISCIPLINE CENG		NUMBER 216		REV. E	

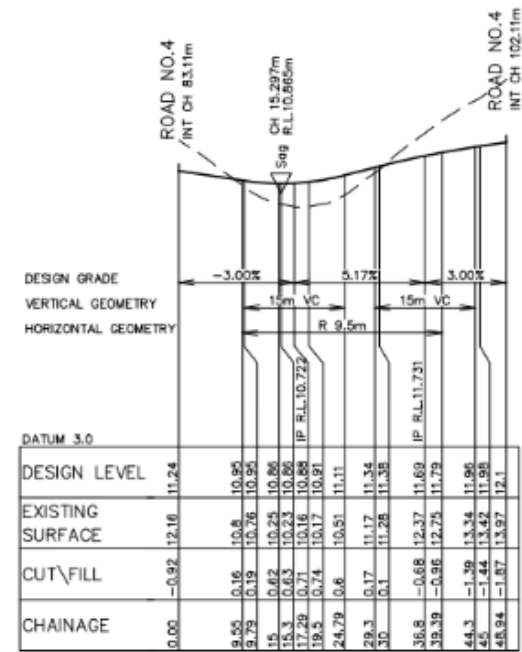
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190587-CENG-217



LONGITUDINAL SECTION ROAD NO.4

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



LONGITUDINAL SECTION ROAD NO.4B

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

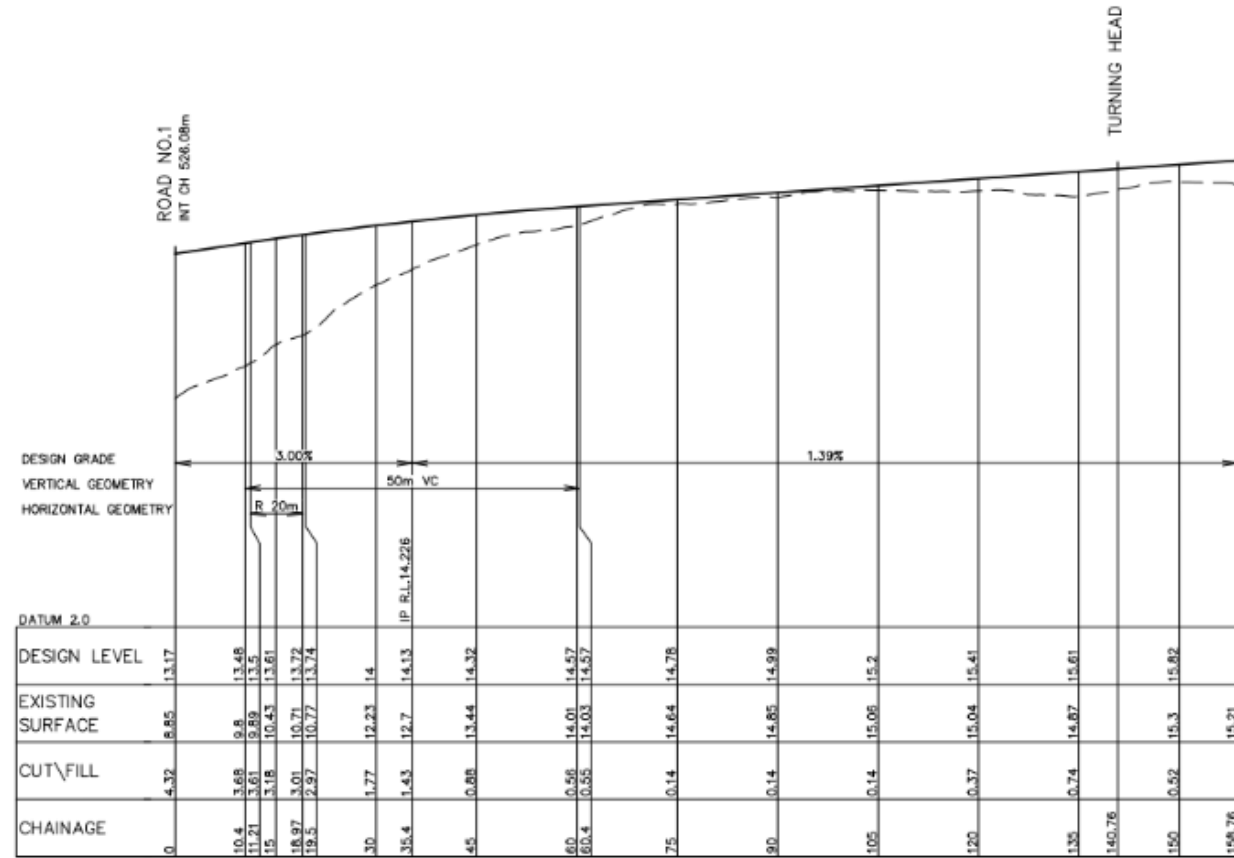
100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>J.D.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> </tbody> </table>	REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:100		18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100		25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100		04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100		02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:100	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA</p> <p>PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.4 & No.4B</p>
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																													
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	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100																																													
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	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:100																																													
<p>DESIGN FILE S:\190587\DESIGN\12D\SM CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:41:11AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-217.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>ADW Johnson</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No. 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 217</p>	<p>REV E</p>																																												

190587-CENG-218



LONGITUDINAL SECTION ROAD NO.5

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



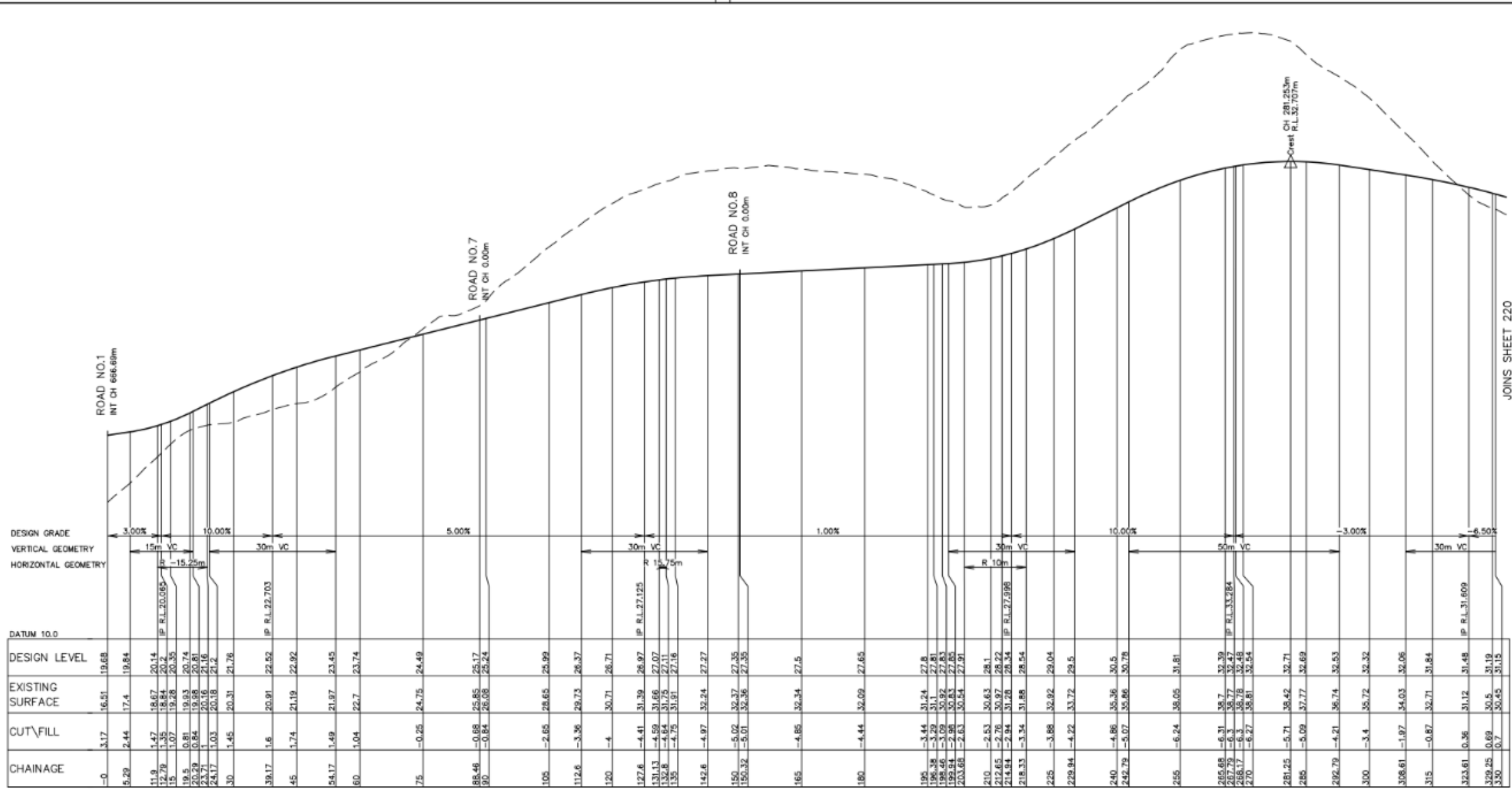
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT			
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	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100	PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.5					
	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.				PROJECT No.	DISCIPLINE	NUMBER	REV.
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.				190587	- CENG	- 218	E
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.				MAP & SURVEY	DATUM	A.H.D.	

Central Coast
5 Pioneer Avenue,
P.O. Box 3717,
Tuggerah N.S.W. 2259
Phone: (02) 4305 4300
Fax: (02) 4305 4399
email: coast@adwjohnson.com.au
www.adwjohnson.com.au
ABN 62 129 445 398

DESIGN FILE S:\190587\DESIGN\120\SW CONCEPT\CONCEPT_ENG.project
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190587-CENG-219



LONGITUDINAL SECTION ROAD NO.6
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

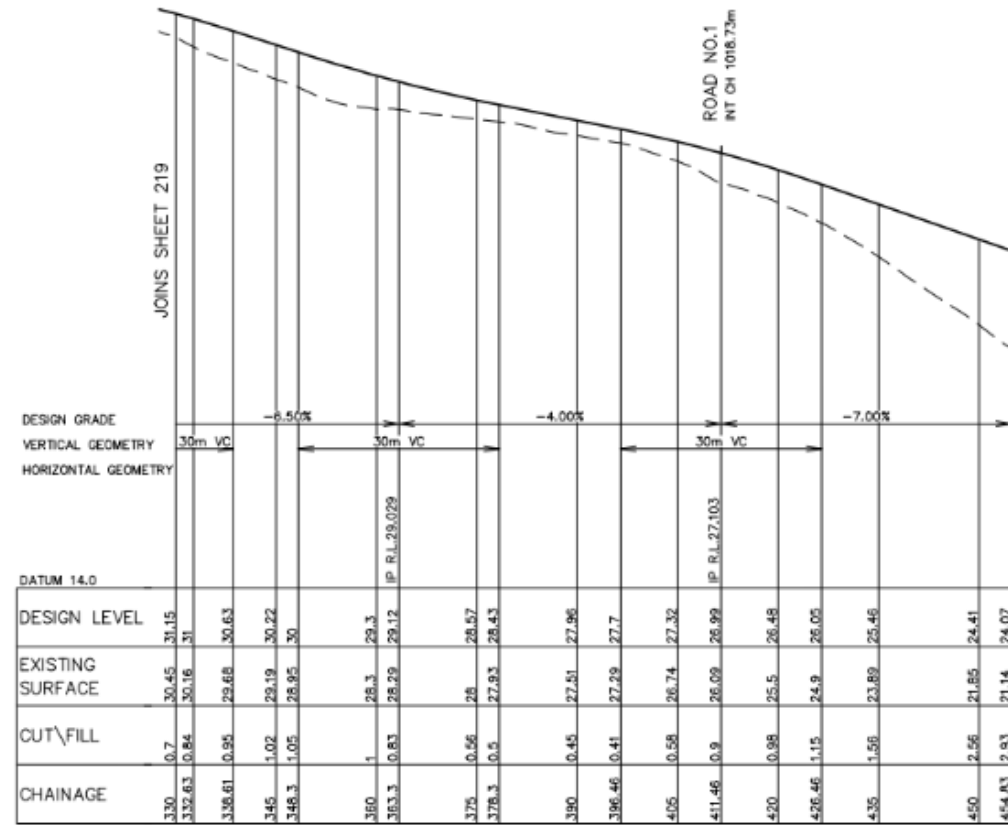
100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.M.	S.Z.	N.D.	N.D.	1:100		18/10/19	DETAIL ADDED	N.M.	S.Z.	N.D.	N.D.	1:100		25/10/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100		04/11/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100		02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100	<p>adw Johnson</p> <p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CLIENT</p> <p>CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION</p> <p>LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT</p> <p>CHOICE LIVING AVOCA</p> <p>PLAN TITLE</p> <p>ROAD LONGITUDINAL SECTIONS ROAD No.6 SHEET 1</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																													
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	02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100																																													
<p>DESIGN FILE S:\190587\DESIGN\120\SM CONCEPT\CONCEPT_ENG.project</p> <p>Plotted By: Jeremy Dick Plot Date: 02/12/19 11:41:20AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-219.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>SURVEYED</p> <p>MAP & SURVEY</p>	<p>DATUM</p> <p>A.H.D.</p>	<p>PROJECT No.</p> <p>190587</p>	<p>DISCIPLINE</p> <p>CENG</p>	<p>NUMBER</p> <p>219</p>	<p>REV</p> <p>E</p>																																													

190587-CENG-220



LONGITUDINAL SECTION ROAD NO.6
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

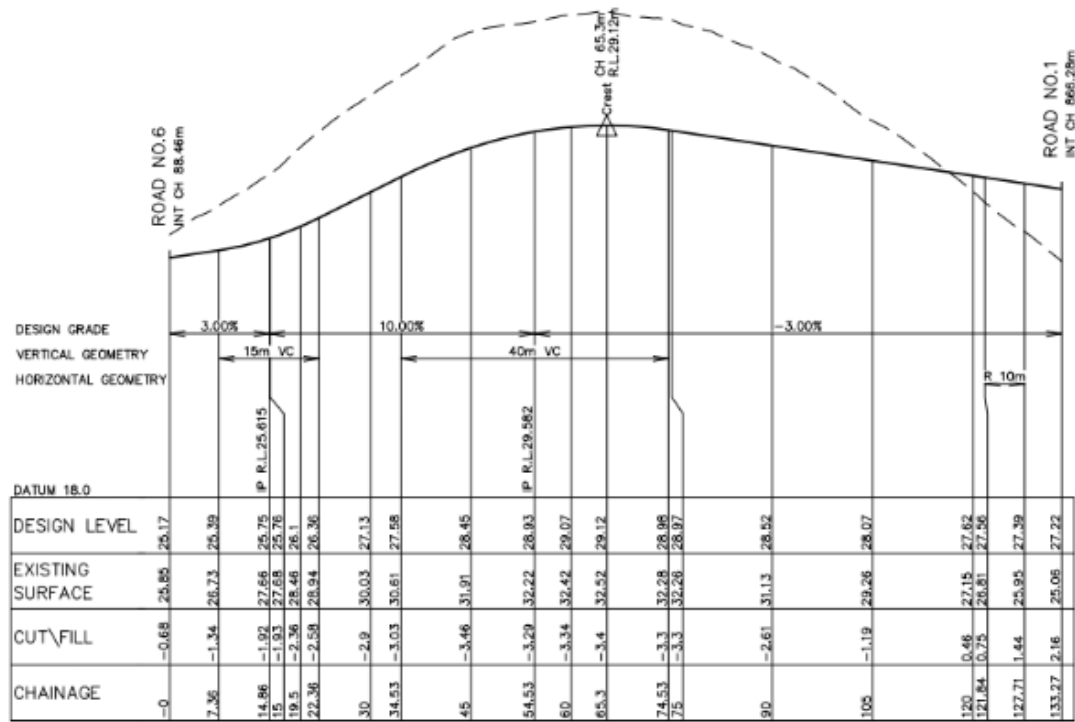
100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

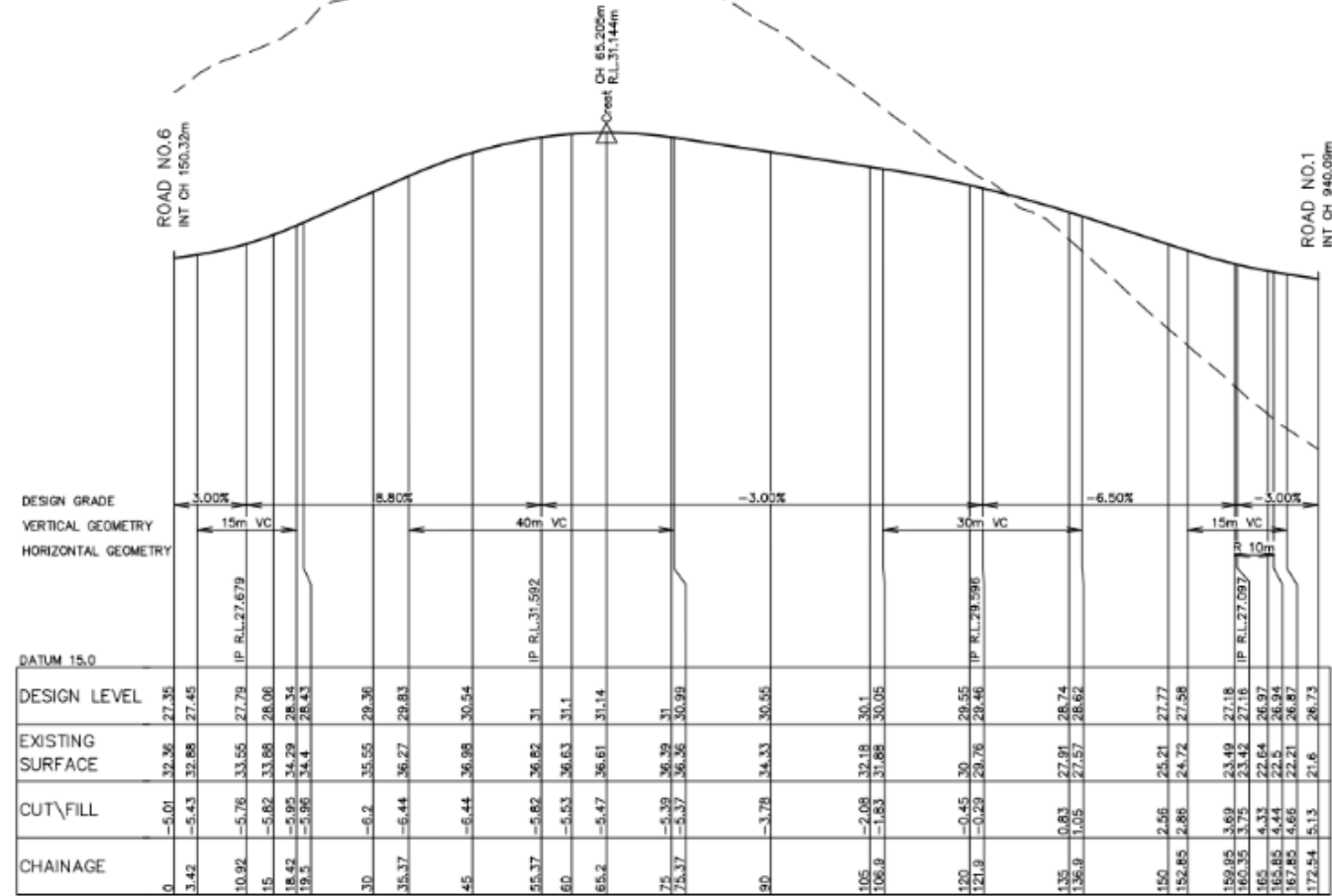
<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>N.Mc.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc.</td> <td>J.D.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:100		18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100		25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.	1:100		04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100		02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:100	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA</p> <p>PLAN TITLE ROAD LONGITUDINAL SECTIONS ROAD No.6 SHEET 2</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																													
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<p>DESIGN FILE S:\190587\DESIGN\12D\SM CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:41:24AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-220.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No. 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 220</p>	<p>REV E</p>																																													

190587-CENG-221



LONGITUDINAL SECTION ROAD NO.7

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



LONGITUDINAL SECTION ROAD NO.8

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

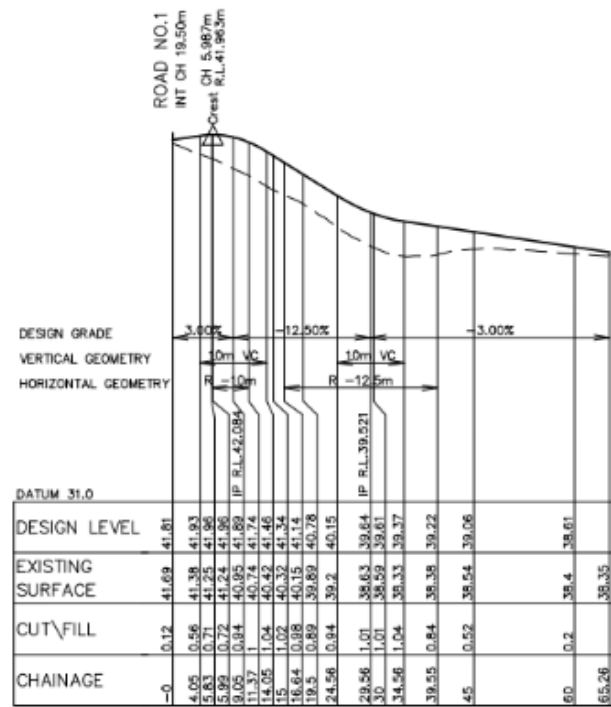
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	25/10/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.	1:100
	04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.	1:100
	02/12/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.	1:100

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Cad File:	S:\190587\DRAWINGS\ENG\CENG\190587-CENG-221.DWG	

CLIENT	CHOICE LIVING AVOCA DEVELOPMENT PTY LTD
PROPERTY DESCRIPTION	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER
PROJECT	CHOICE LIVING AVOCA
PLAN TITLE	ROAD LONGITUDINAL SECTIONS ROAD No.7 & No.8
SURVEYED	MAP & SURVEY
DATUM	A.H.D.
PROJECT No.	190587
DISCIPLINE	CENG
NUMBER	221
REV	E

190587-CENG-222

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



LONGITUDINAL SECTION ROAD NO.10
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

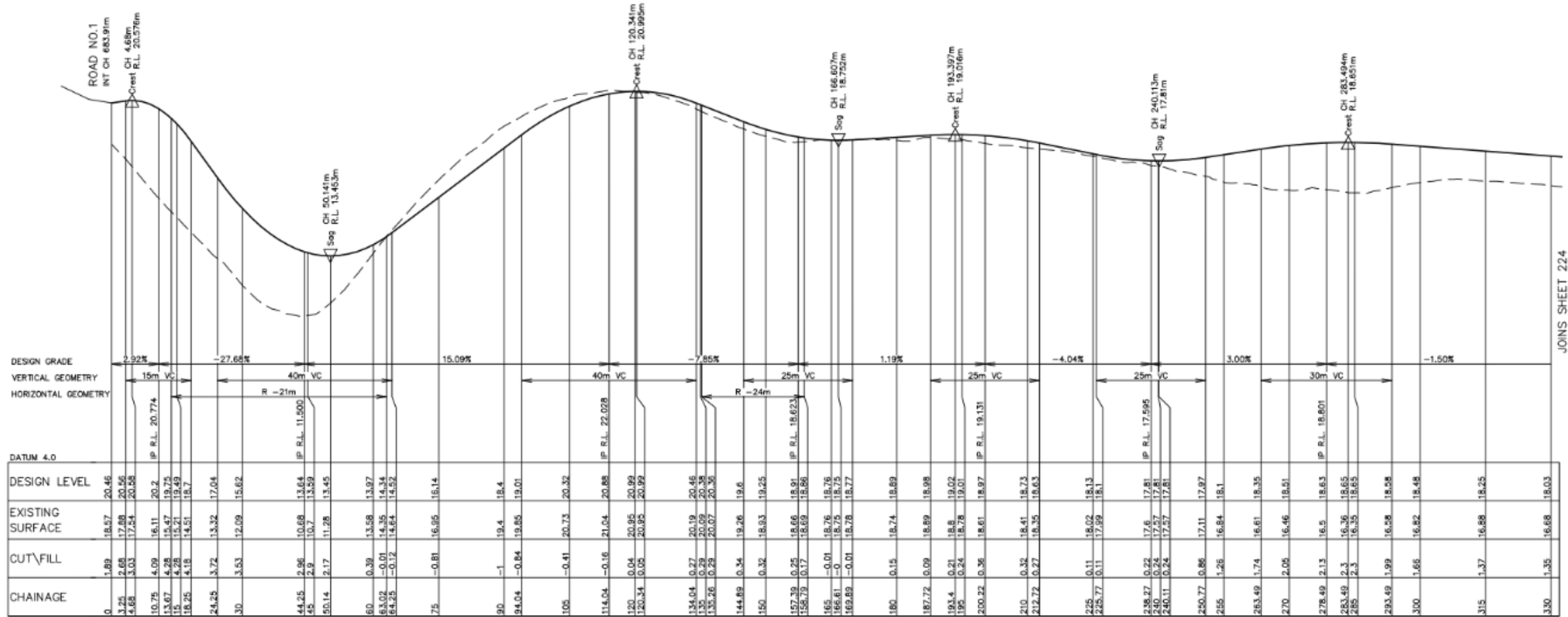


NOT FOR CONSTRUCTION

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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																																							
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DESIGN FILE S:\190587\DESIGN\12D\SM CONCEPT\CONCEPT_ENG.project
Plotted By: Jeremy Dick Plot Date: 02/12/19 11:41:32AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-222.DWG

190587-CENG-223



LONGITUDINAL SECTION FIRETRAIL

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

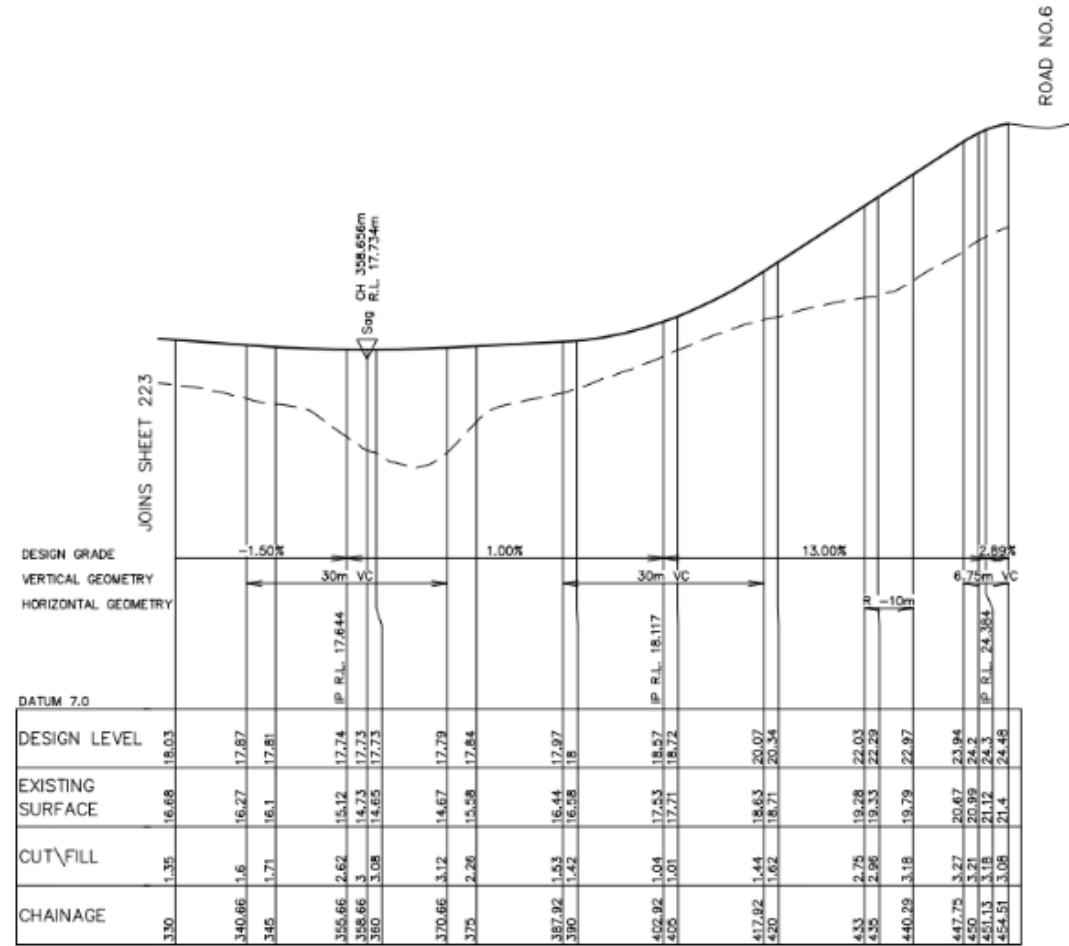
100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.M.</td> <td>S.Z.</td> <td>N.D.</td> <td>N.D.</td> <td>1:100</td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.M.	S.Z.	N.D.	N.D.	1:100		18/10/19	DETAIL ADDED	N.M.	S.Z.	N.D.	N.D.	1:100		25/10/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100		04/11/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100		02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA PLAN TITLE ROAD LONGITUDINAL SECTIONS FIRETRAIL SHEET 1</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																													
A	16/10/19	PRELIMINARY ISSUE	N.M.	S.Z.	N.D.	N.D.	1:100																																													
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	02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.	N.D.	1:100																																													
<p>DESIGN FILE S:\190587\DESIGN\12\SM CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:41:36AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-223.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>ADW Johnson</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No: 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 223</p>	<p>REV E</p>																																												

190587-CENG-224

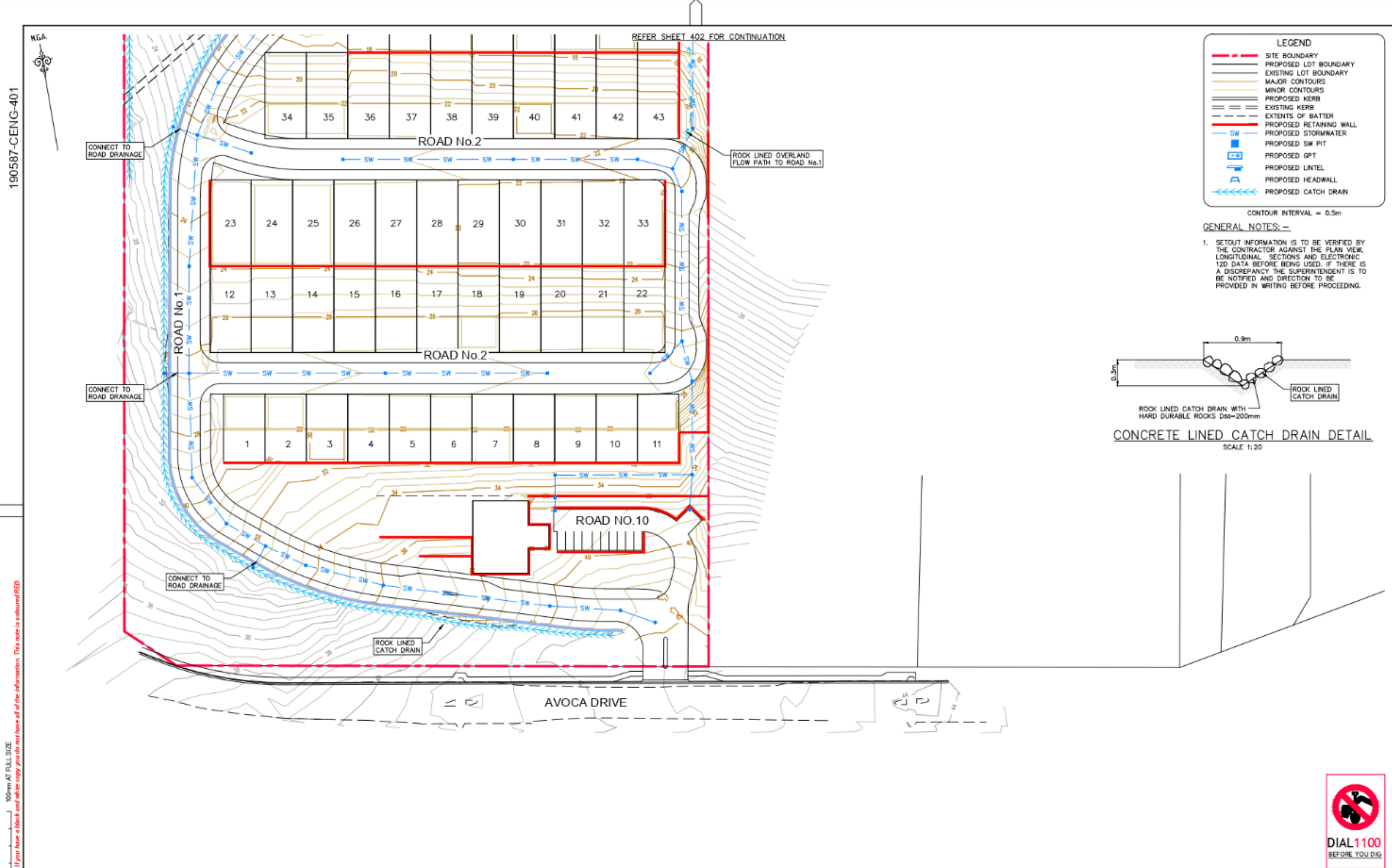


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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED																																								
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.																																								
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	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.																																								
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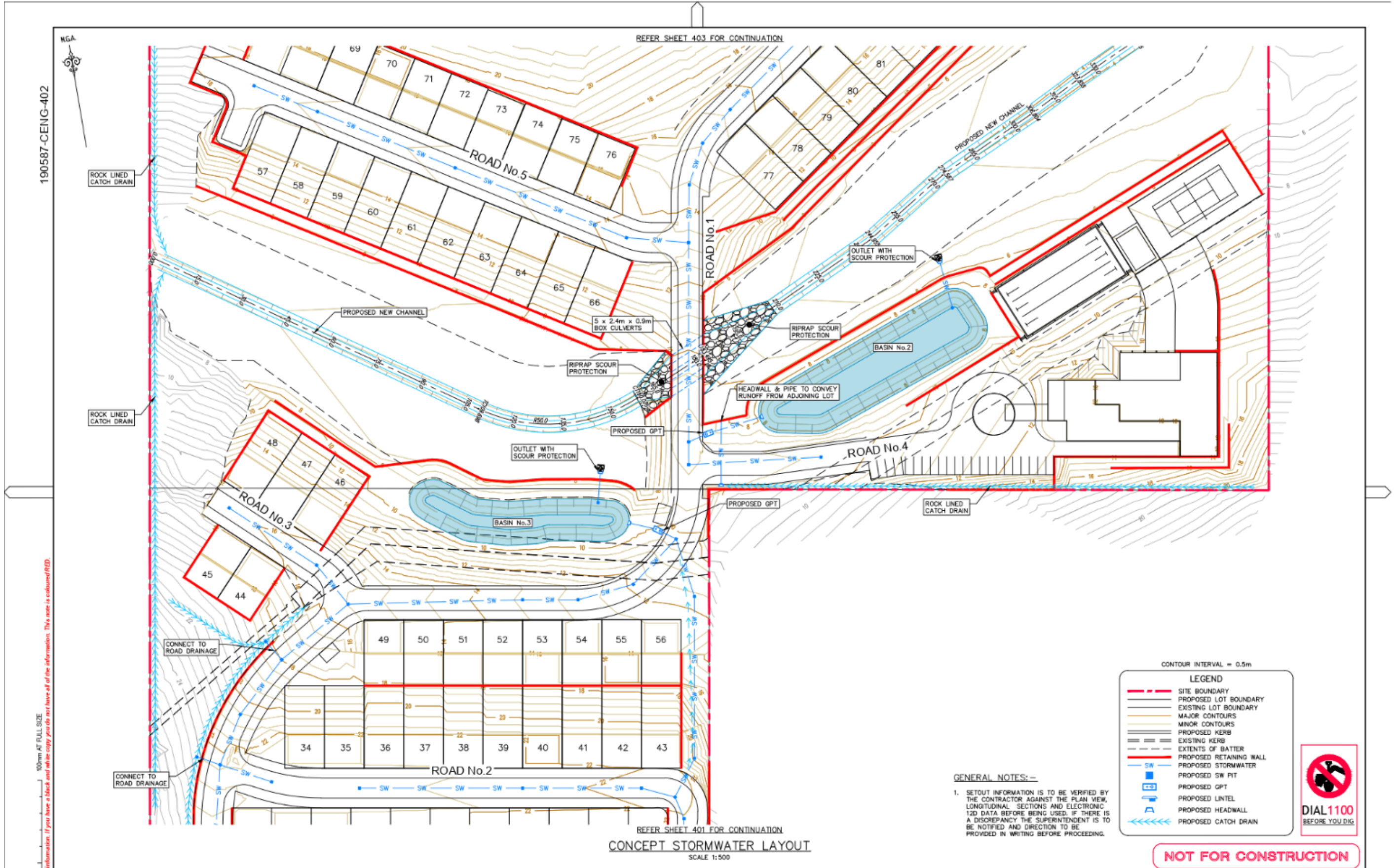
CONCEPT STORMWATER LAYOUT
SCALE 1:500

NOT FOR CONSTRUCTION



REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
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C	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.	1:500
D	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:500
E	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:500

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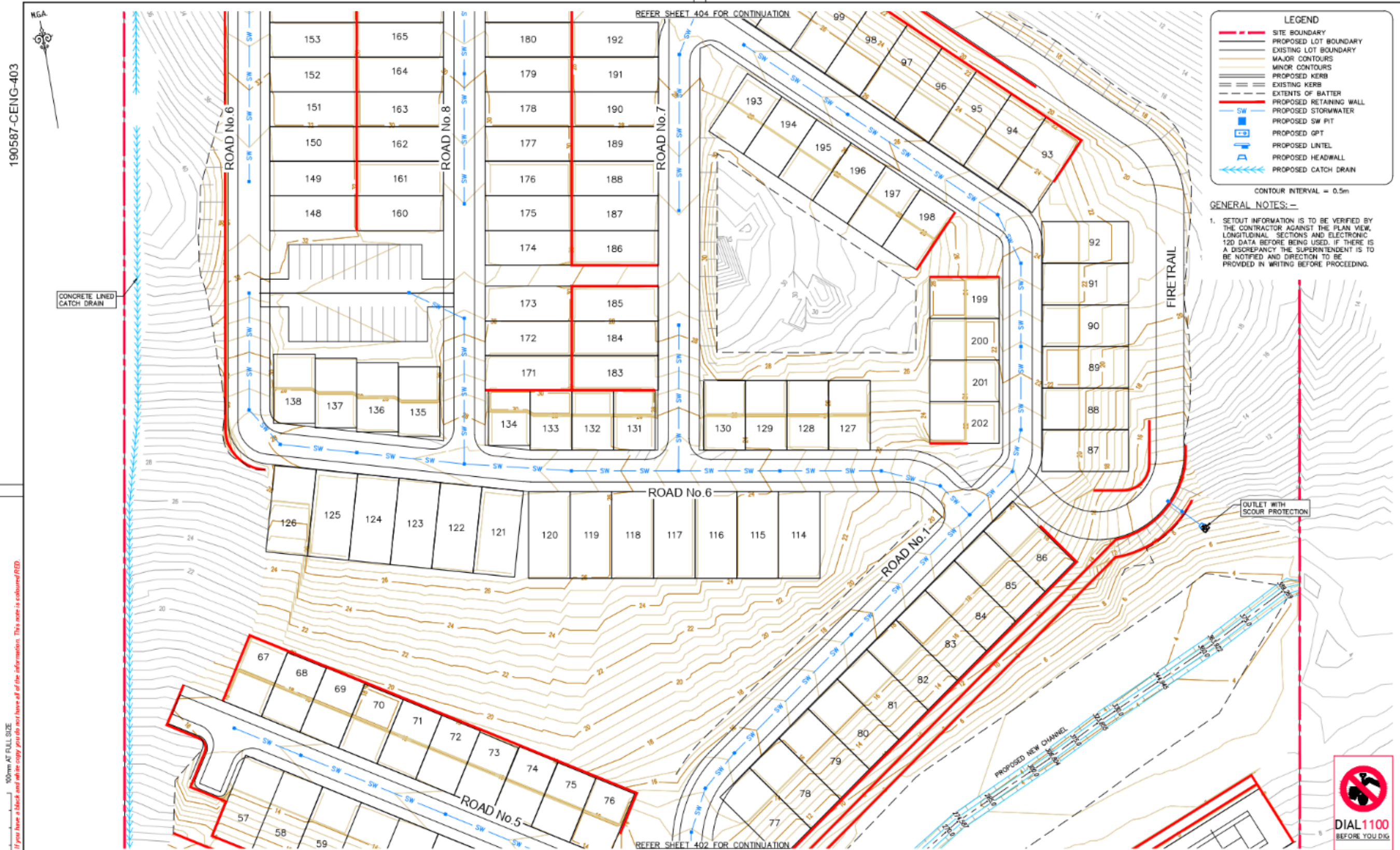


CONCEPT STORMWATER LAYOUT
SCALE 1:500

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
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	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:100

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SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
MAP & SURVEY	A.H.D.	190587	CENG	402	E



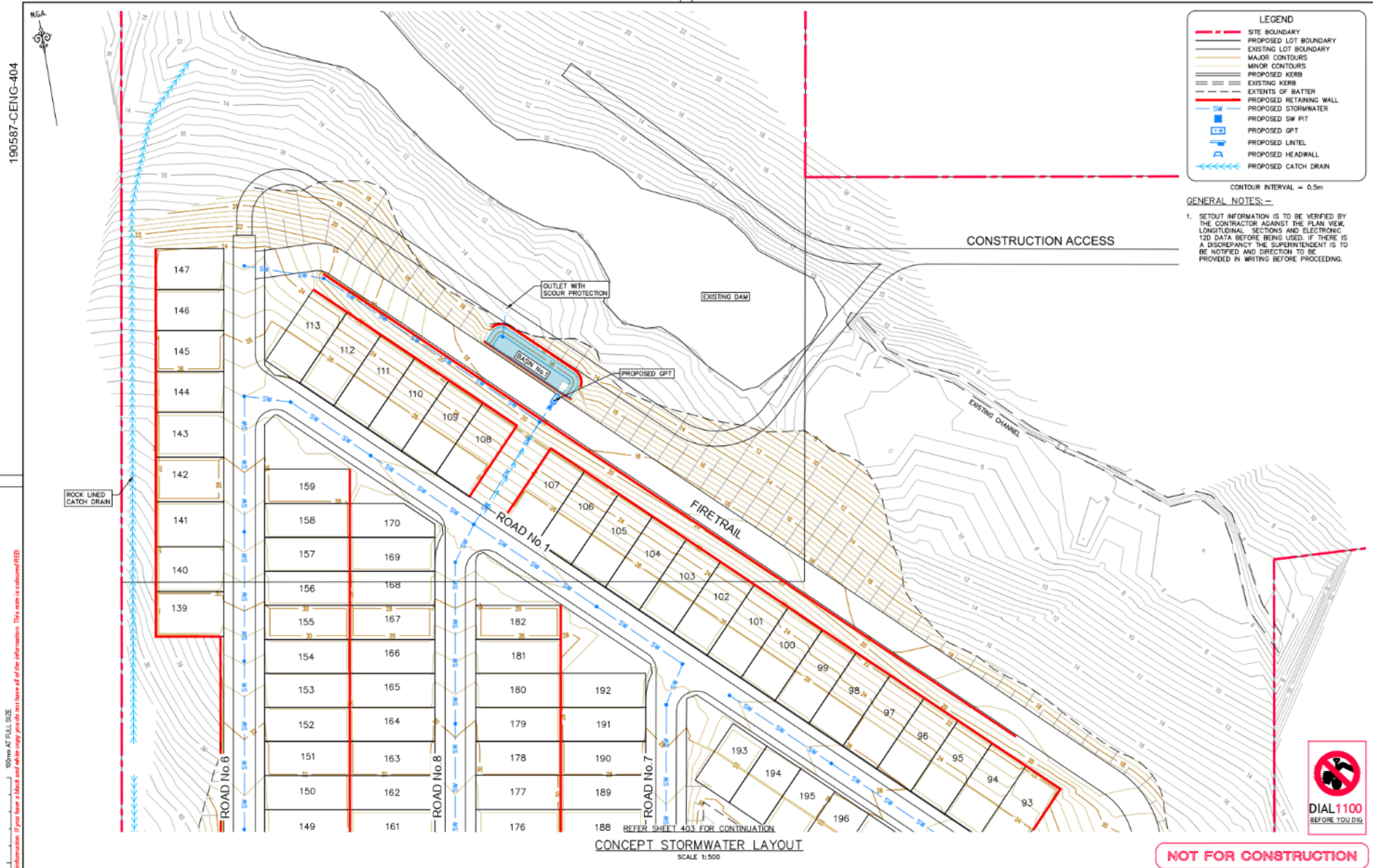
CONCEPT STORMWATER LAYOUT
SCALE 1:500

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REV. DATE AMENDMENT	DESIGN DRAWN CHECKED APPROVED SCALES	 Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CUSTOMER	PROPERTY DESCRIPTION	PROJECT			
A 16/10/19 PRELIMINARY ISSUE B 18/10/19 DETAIL ADDED C 25/10/19 GENERAL AMENDMENT D 04/11/19 GENERAL AMENDMENT E 02/12/19 GENERAL AMENDMENT	N.Mc. S.Z. N.D. N.D. N.Mc. S.Z. N.D. N.D. N.Mc. S.Z. N.D. N.D. N.Mc. J.D. N.D. N.D.		CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA PLAN TITLE CONCEPT STORMWATER LAYOUT SHEET 3			
DESIGN FILE S:\190587\DESIGN\12D\SW CONCEPT\CONCEPT_ENG.project	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE		CHIEF SURVEYOR	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
Plotted By: Jeremy Dick Plot Date: 02/12/19 2:24:36PM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-403.DWG			MAP & SURVEY	A.H.D.	190587	CENG	403	E



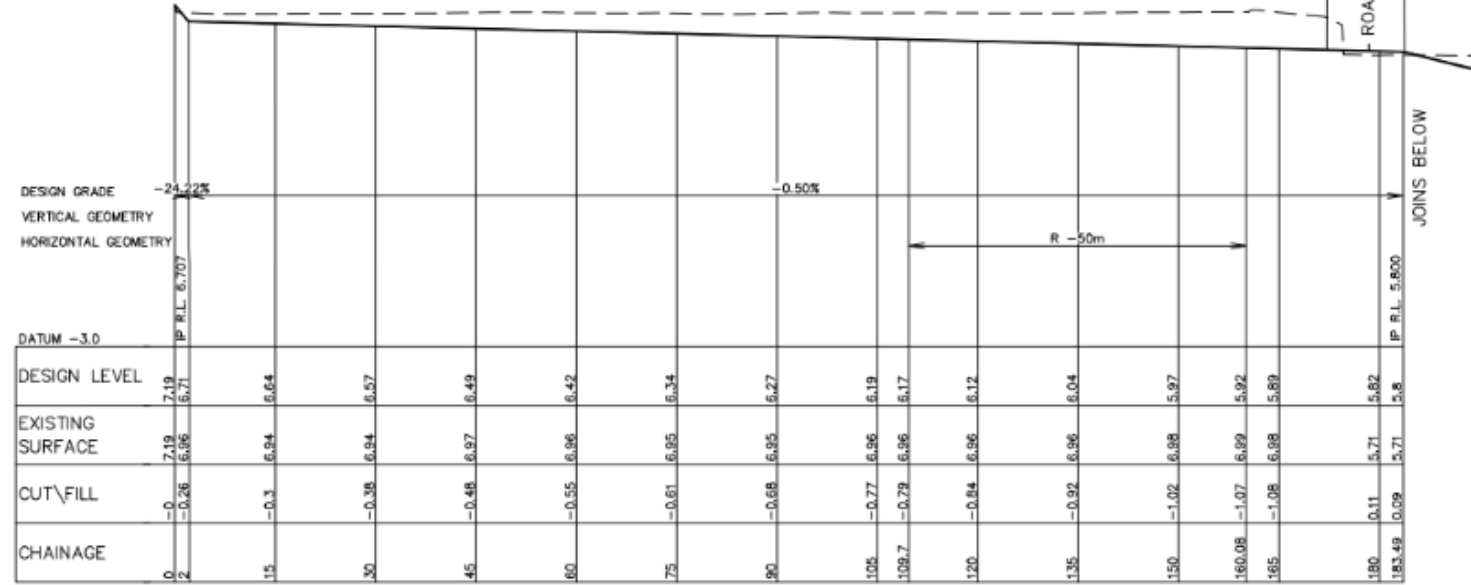
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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.	1:100
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	25/10/19	GENERAL AMENDMENT	N.Mc	N.Mc	N.D.	N.D.	1:100
	04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.	1:100
	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.	1:100

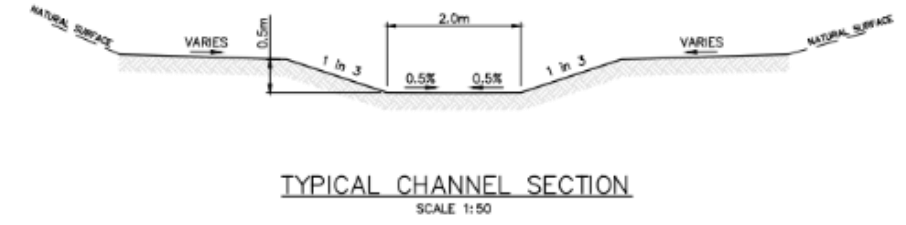
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SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
MAP & SURVEY	A.H.D.	190587	CENG	404	E

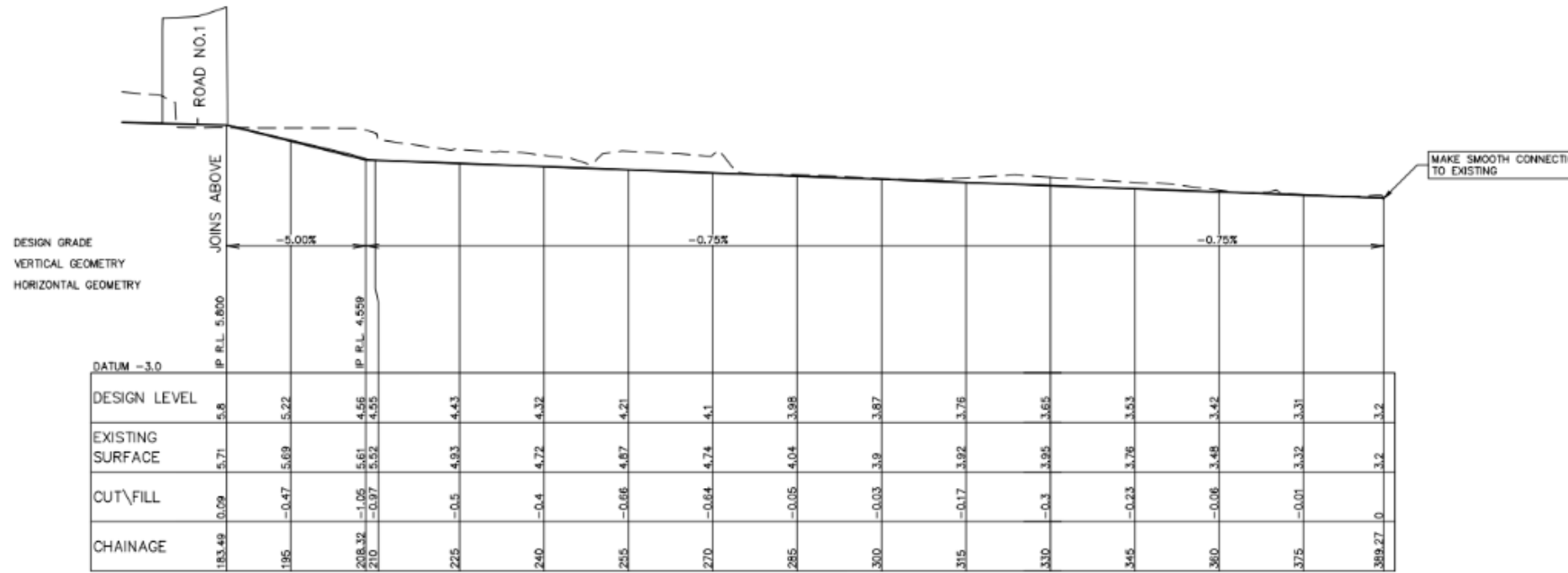
190587-CENG-405



LONGITUDINAL SECTION CHANNEL 1
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



TYPICAL CHANNEL SECTION
SCALE 1:50



LONGITUDINAL SECTION CHANNEL 1
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

100mm AT FULL SIZE
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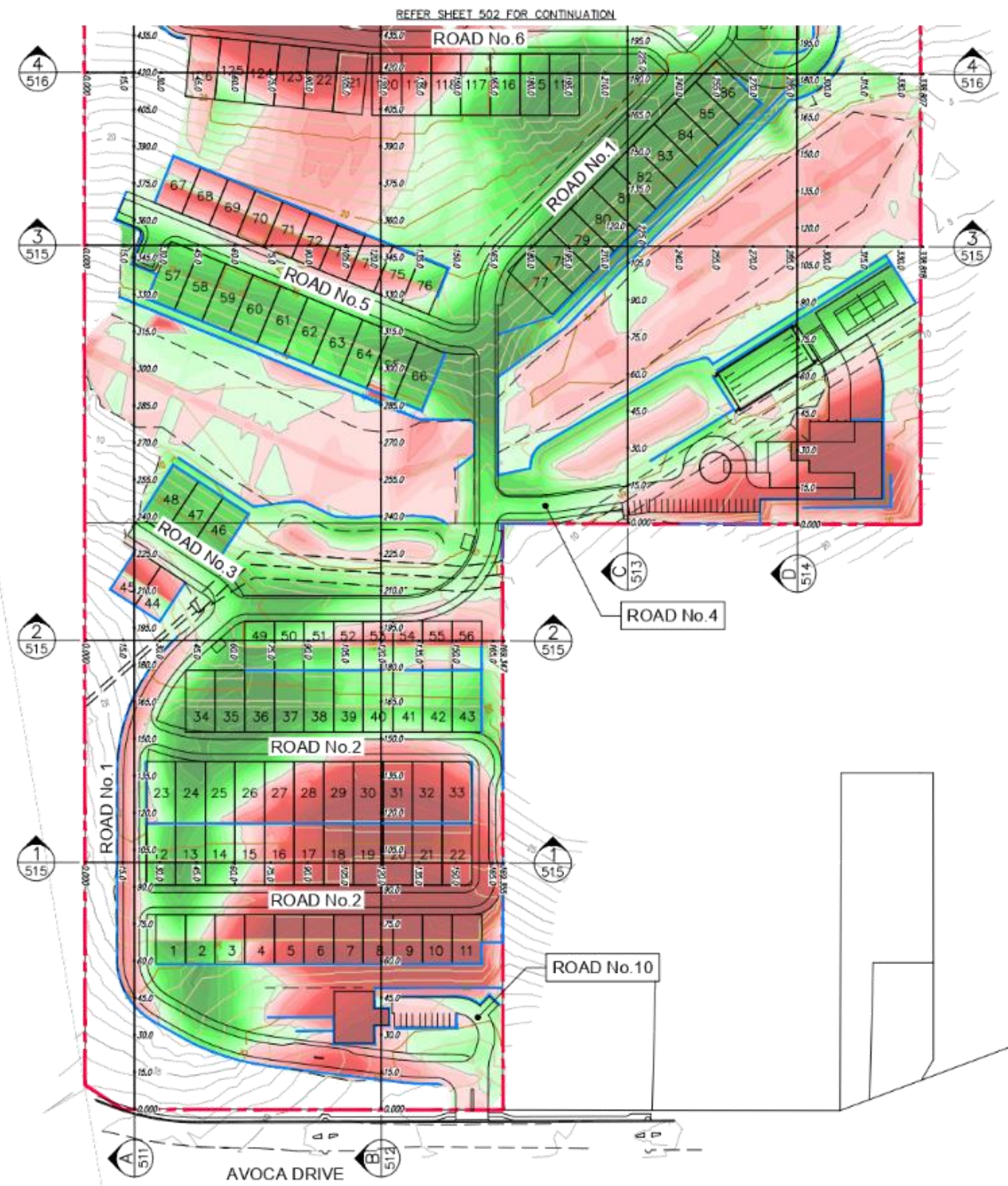


NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CUSTOMER	PROPERTY DESCRIPTION	PROJECT			
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	18/10/19	DETAIL ADDED	N.M.C.	S.Z.	N.D.	N.D.	1:100			CHOICE LIVING AVOCA DEVELOPMENT PTY LTD			
	25/10/19	GENERAL AMENDMENT	N.M.C.	S.Z.	N.D.	N.D.	1:100			MAP & SURVEY	PLAN TITLE		
	02/12/19	GENERAL AMENDMENT	N.M.C.	S.Z.	N.D.	N.D.	1:100			DATUM	CHANNEL LONGITUDINAL SECTION & TYPICAL SECTION		
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190587-CENG-501

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LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL

CONTOUR INTERVAL = 1.0m

LEGEND (+ FILL - CUT)

Lower	Upper	Colour
-9.999	to -4 m	Dark Red
-4	to -3.5 m	Red
-3.5	to -3 m	Red-Orange
-3	to -2.5 m	Orange
-2.5	to -2 m	Light Orange
-2	to -1.75 m	Yellow-Orange
-1.75	to -1.5 m	Yellow
-1.5	to -1.25 m	Light Yellow
-1.25	to -1 m	Yellow-Green
-1	to -0.75 m	Light Green
-0.75	to -0.5 m	Green
-0.5	to -0.25 m	Light Green
-0.25	to 0 m	Yellow-Green
0	to 0.250 m	Light Green
0.250	to 0.5 m	Green
0.500	to 0.75 m	Light Green
0.75	to 1 m	Green
1	to 1.25 m	Light Green
1.25	to 1.5 m	Green
1.5	to 1.75 m	Light Green
1.75	to 2 m	Green
2	to 2.5 m	Light Green
2.5	to 3 m	Green
3	to 3.5 m	Light Green
3.5	to 4 m	Green
4	to 99.999 m	Dark Green

EARTHWORKS QUANTITIES:
 CUT: 145,512m³
 FILL: 163,400m³
 SHORTFALL: 17,888m³

NOTE:
 CUT TO FILL NUMBERS BASED ON 150mm STRIPPING TO BULK EARTHWORKS LEVELS.



NOT FOR CONSTRUCTION

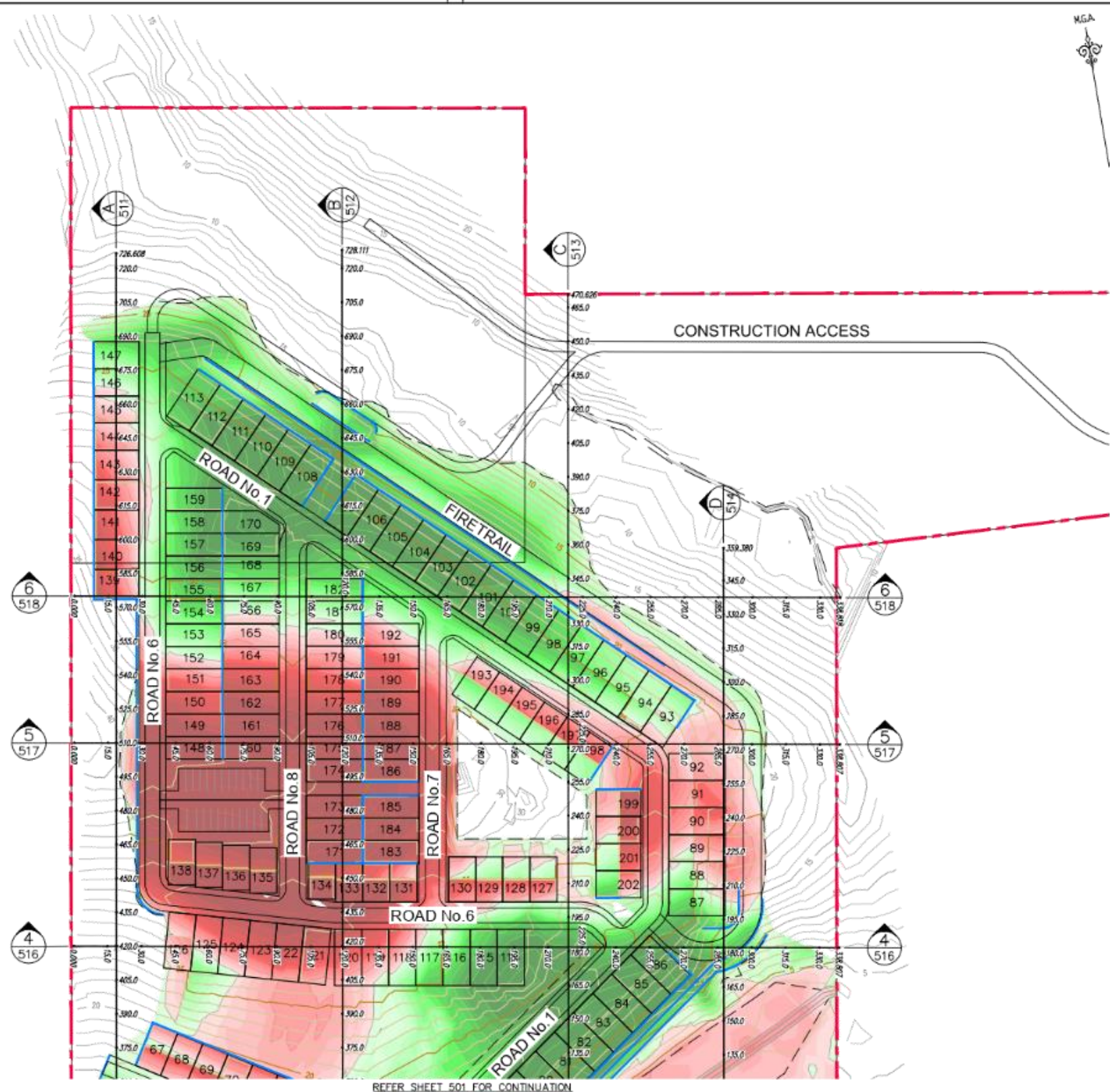
SITE REGRADE PLAN
SCALE 1:1000

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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																																						
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<p>DESIGN FILE S:\190587\DESIGN\1D\SW CONCEPT\CONCEPT_ENG.project</p> <p>Plotted By: Jeremy Dick Plot Date: 02/12/19 11:42:13AM Cad File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-501.DWG</p>		<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>		<p>SURVEYED</p> <p>MAP & SURVEY</p>		<p>DATUM</p> <p>A.H.D.</p>		<p>PROJECT No.</p> <p>190587</p>		<p>DISCIPLINE</p> <p>CENG</p>		<p>NUMBER</p> <p>501</p>		<p>REV</p> <p>E</p>																																															

190587-CENG-502

This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.

100mm AT FULL SIZE



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL

CONTOUR INTERVAL = 1.0m

LEGEND (+ FILL - CUT)

Lower	Upper	Colour
-9999	to -4 m	Dark Red
-4	to -3.5 m	Red
-3.5	to -3 m	Red-Orange
-3	to -2.5 m	Orange
-2.5	to -2 m	Light Orange
-2	to -1.75 m	Yellow-Orange
-1.75	to -1.5 m	Yellow
-1.5	to -1.25 m	Light Yellow
-1.25	to -1 m	Yellow-Green
-1	to -0.75 m	Light Green
-0.75	to -0.5 m	Green
-0.5	to -0.25 m	Light Green
-0.25	to 0 m	Green
0	to 0.250 m	Light Green
0.250	to 0.5 m	Green
0.500	to 0.75 m	Light Green
0.75	to 1 m	Green
1	to 1.25 m	Light Green
1.25	to 1.5 m	Green
1.5	to 1.75 m	Light Green
1.75	to 2 m	Green
2	to 2.5 m	Light Green
2.5	to 3 m	Green
3	to 3.5 m	Light Green
3.5	to 4 m	Green
4	to 99999 m	Dark Green

SITE REGRADE PLAN
SCALE 1:1000

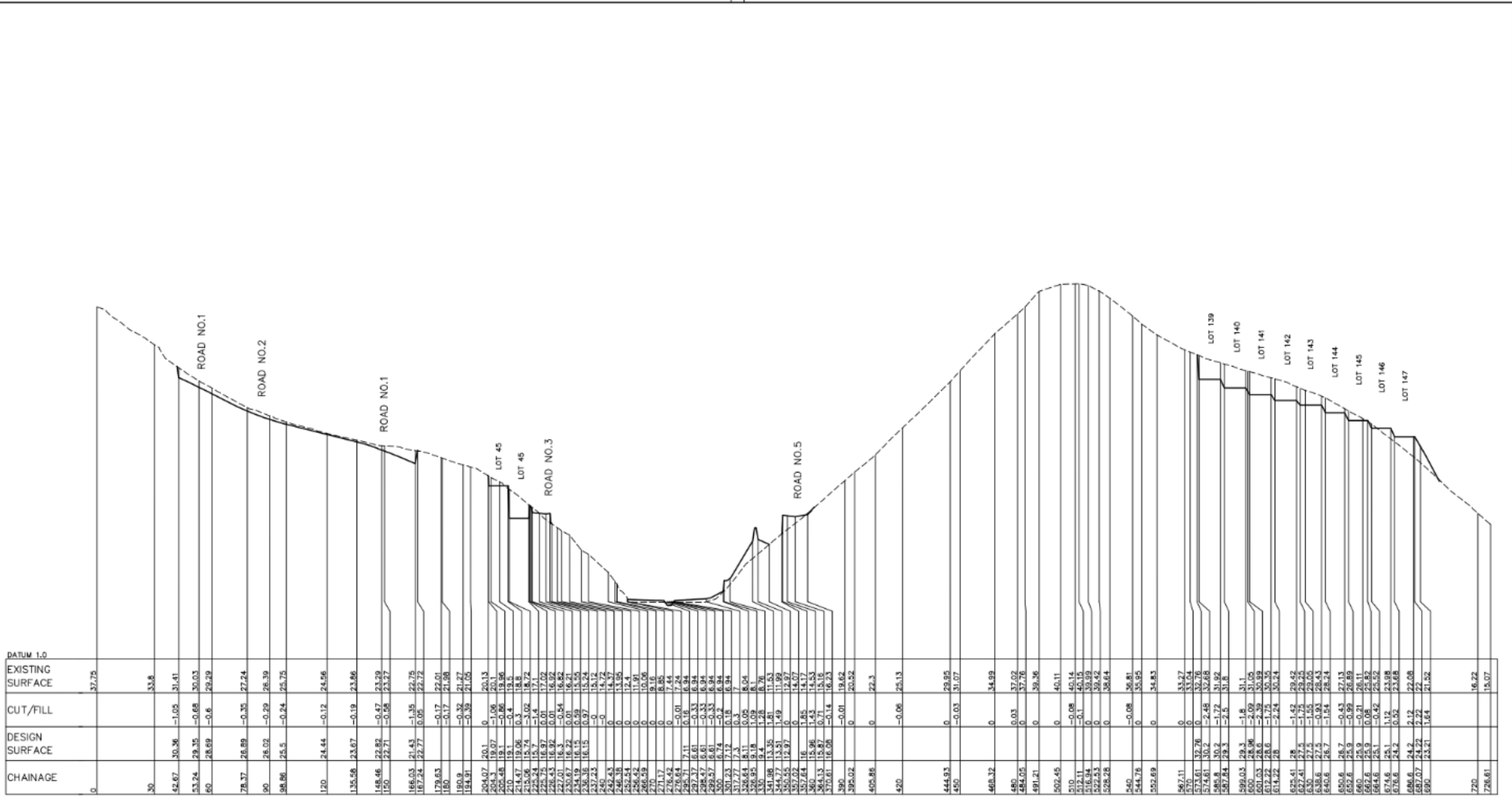


NOT FOR CONSTRUCTION

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190587-CENG-511

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



SITE SECTION SECTION A
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200

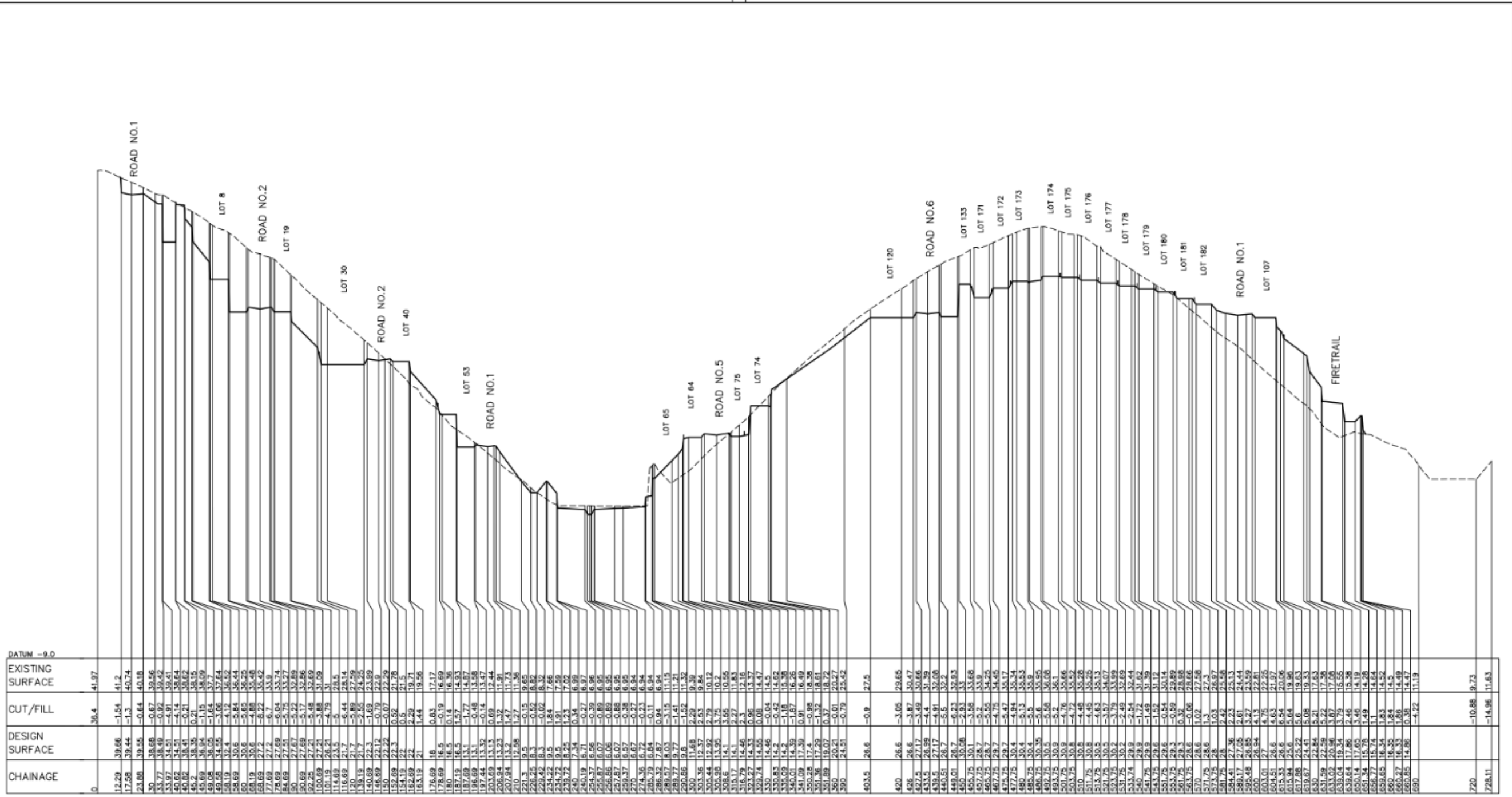


NOT FOR CONSTRUCTION

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190587-CENG-512

100mm AT FULL SIZE
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SITE SECTION SECTION B
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200

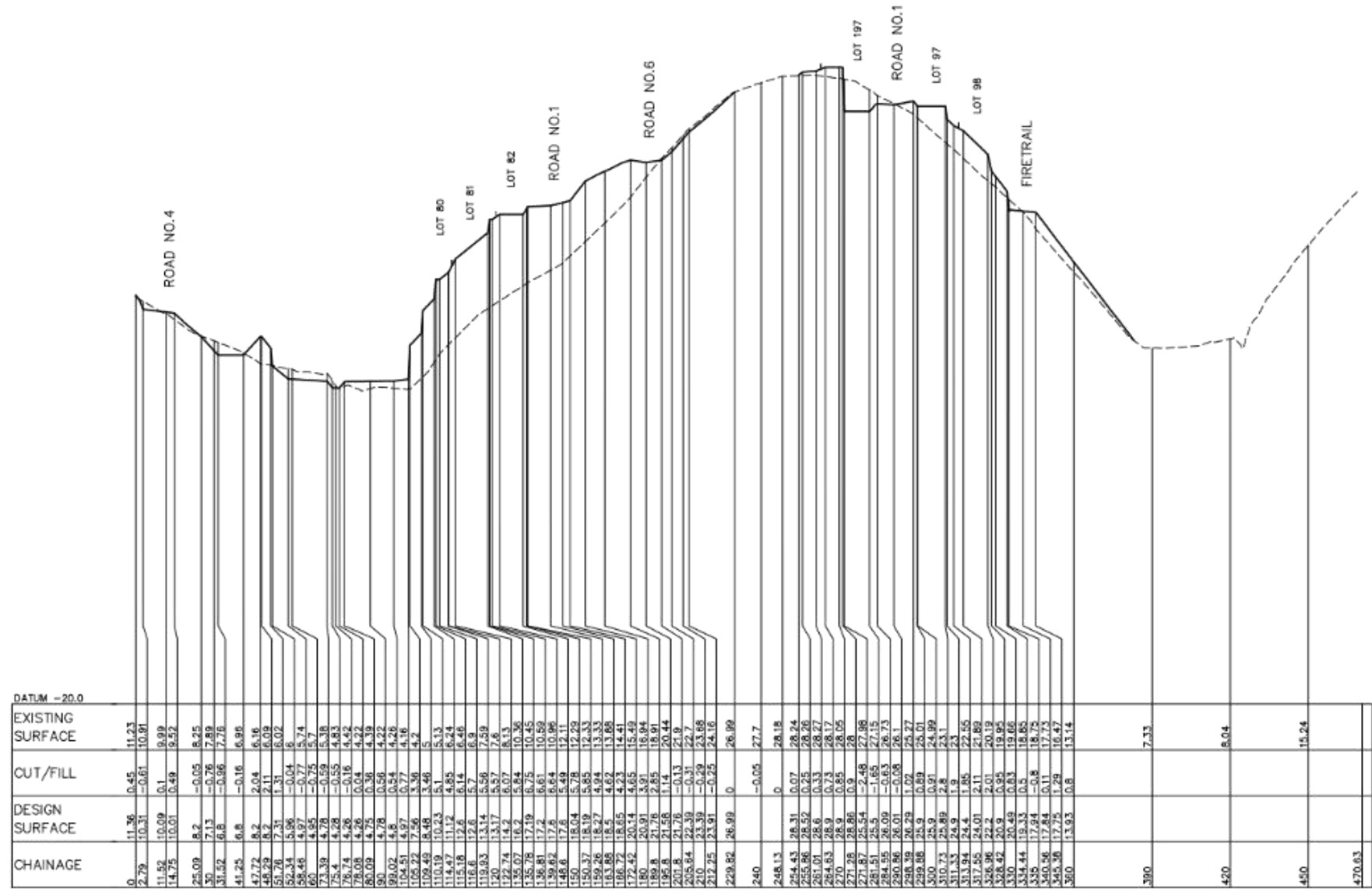


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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CUSTOMER	PROPERTY DESCRIPTION	PROJECT			
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B	18/10/19	DETAIL ADDED	N.M.	S.Z.	N.D.	CHOICE LIVING AVOCA DEVELOPMENT PTY LTD				LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA		
C	25/10/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.						CHOICE LIVING AVOCA		
D	02/12/19	GENERAL AMENDMENT	N.M.	S.Z.	N.D.						CHOICE LIVING AVOCA		
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190587-CENG-513

100mm AT FULL SIZE
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SITE SECTION SECTION C
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200

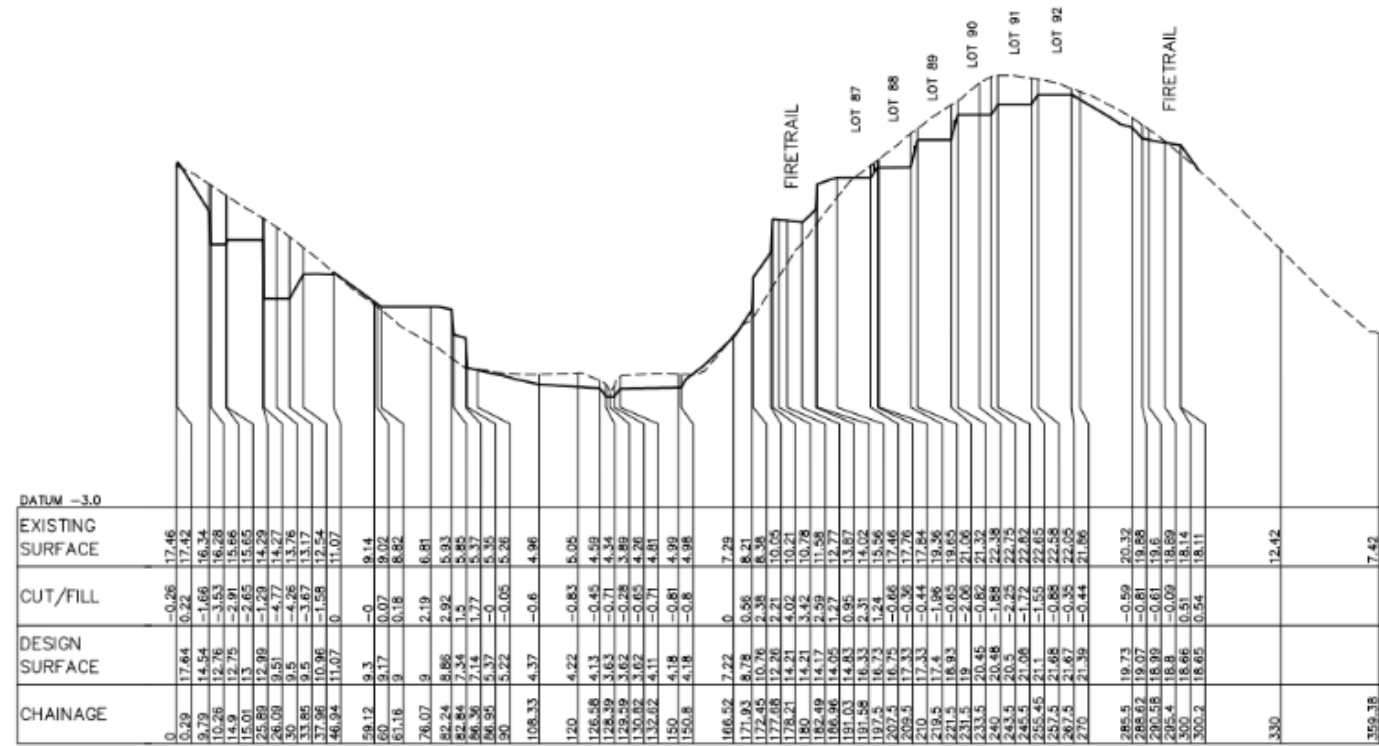


NOT FOR CONSTRUCTION

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190587-CENG-514

100mm AT FULL SIZE
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SITE SECTION SECTION D
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200

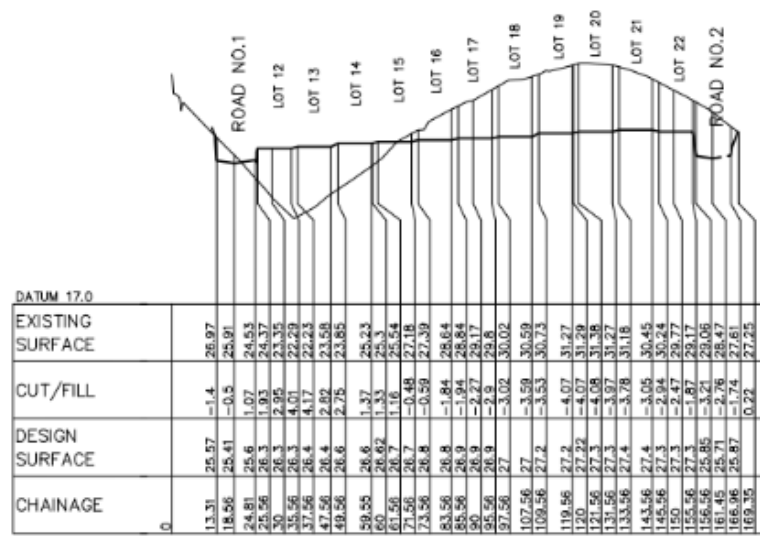


NOT FOR CONSTRUCTION

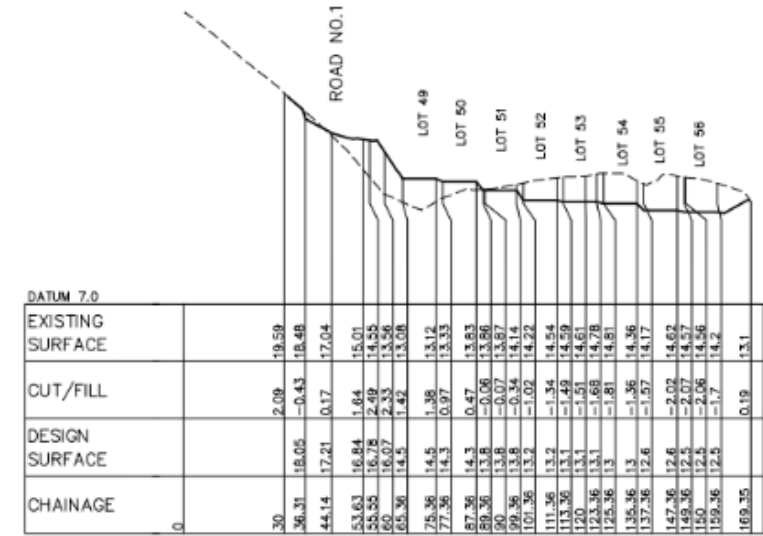
<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> <td rowspan="4"> </td> </tr> <tr> <td>B</td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>J.D.</td> <td>N.D.</td> <td>N.D.</td> <td></td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.		B	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.		25/10/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.		04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.		02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.		<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CUENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA PLAN TITLE SITE REGRADE SECTION D</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																										
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.																																											
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	04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.																																											
	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.																																											
<p>DESIGN FILE S:\190587\DESIGN\12D\SW CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:42:39AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-514.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>ADW Johnson</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No: 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 514</p>	<p>REV E</p>																																									

190587-CENG-515

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



SITE SECTION SECTION 1
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200



SITE SECTION SECTION 2
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200



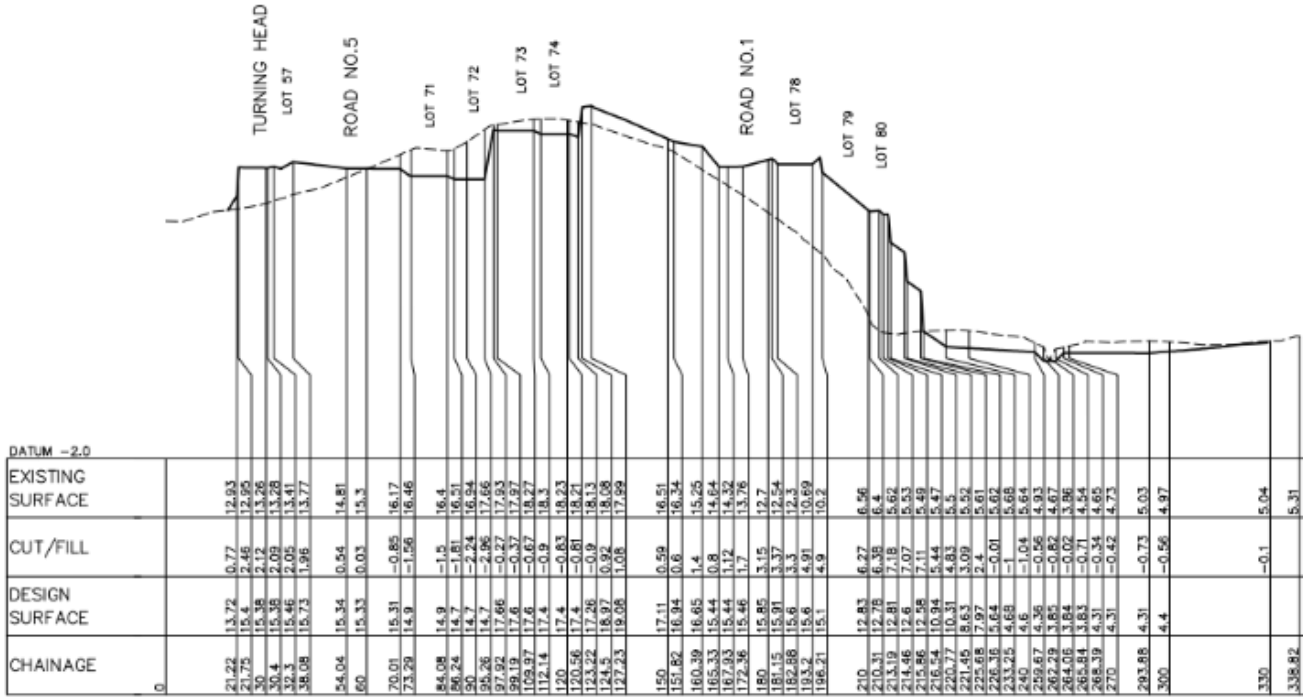
NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> <td rowspan="4"> </td> </tr> <tr> <td></td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>N.Mc</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>04/11/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td></td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>J.D.</td> <td>N.D.</td> <td>N.D.</td> <td></td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.			18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.		25/10/19	GENERAL AMENDMENT	N.Mc	N.Mc	N.D.	N.D.		04/11/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.		02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.		<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA PLAN TITLE SITE REGRADE SECTIONS 1 & 2</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																										
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.																																											
	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.																																											
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	02/12/19	GENERAL AMENDMENT	N.Mc	J.D.	N.D.	N.D.																																											
<p>DESIGN FILE S:\190587\DESIGN\120\SW CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:42:44AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-515.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>ADW Johnson</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No: 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 515</p>	<p>REV E</p>																																									

190587-CENG-516

This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.

100mm AT FULL SIZE



SITE SECTION SECTION 3
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200

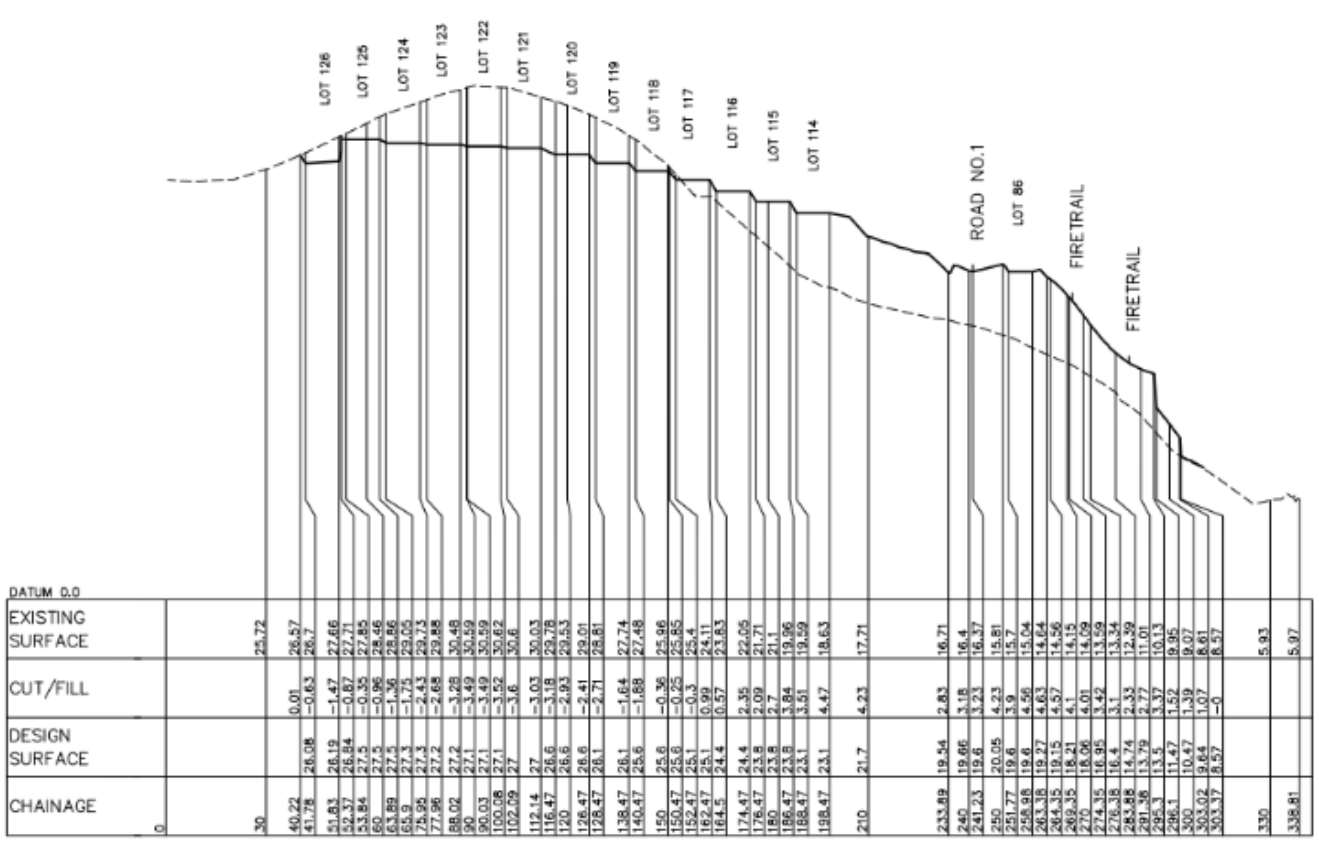


NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT			
							LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER			PROJECT	DISCIPLINE	NUMBER	REV		
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000				CHOICE LIVING AVOCA				
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.					PLAN TITLE				
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.					SITE REGRADE SECTION 3				
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.					PROJECT No.	DISCIPLINE	NUMBER	REV	
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.		190587	CENG	516	E				
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190587-CENG-517

100mm AT FULL SIZE
This plan includes colored information. If you have a black and white copy, you do not have all of the information. This note is coloured RED.



SITE SECTION SECTION 4
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200



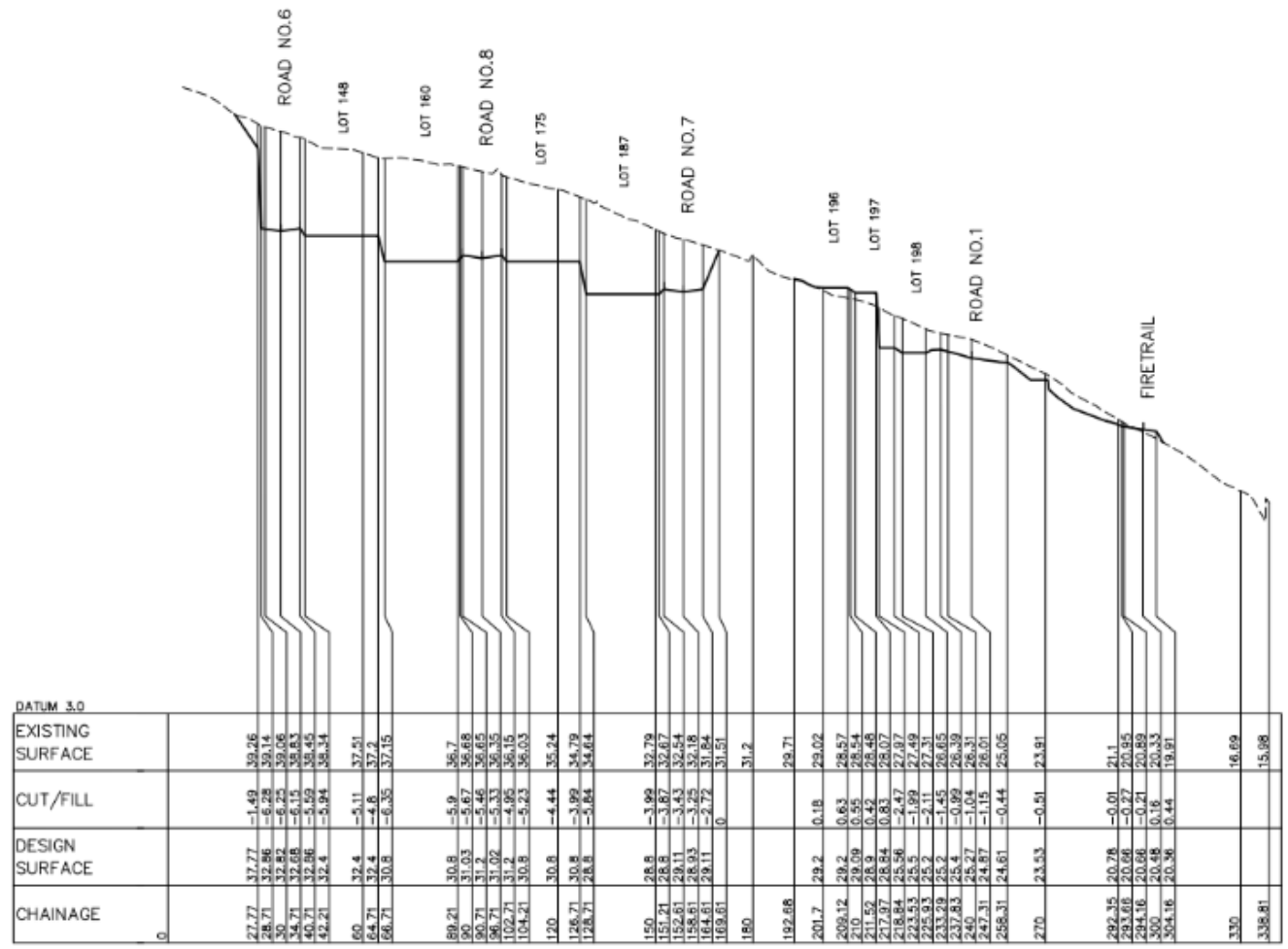
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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES		Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT			
							LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER				CHOICE LIVING AVOCA PLAN TITLE SITE REGRADE SECTION 4					
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.	1:1000				SURVEYED MAP & SURVEY	DATUM A.H.D.	PROJECT No. 190587	DISCIPLINE CENG	NUMBER 517	REV E
	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.										
	25/10/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.										
	02/12/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.										

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190587-CENG-518

100mm AT FULL SIZE
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SITE SECTION SECTION 5
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200



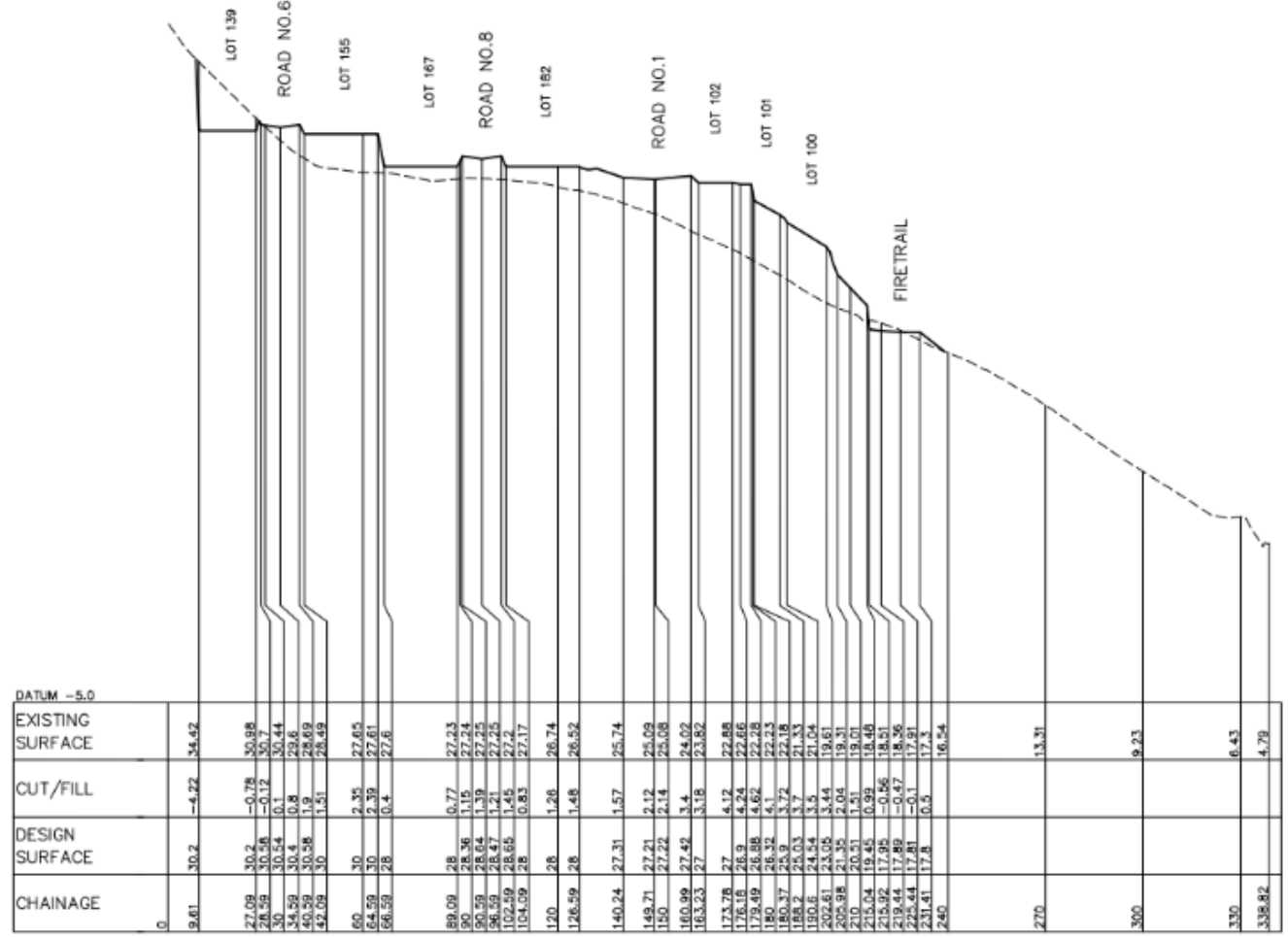
NOT FOR CONSTRUCTION

REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT									
							LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER			PROJECT	PLAN TITLE	PROJECT No.	DISCIPLINE	NUMBER	REV						
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000				CHOICE LIVING AVOCA DEVELOPMENT PTY LTD		CHOICE LIVING AVOCA								
B	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	SITE REGRADE SECTION 5						PLAN TITLE								
C	25/10/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.							PROJECT No. 190587		DISCIPLINE CENG		NUMBER 518		REV E		
D	02/12/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.															SURVEYED MAP & SURVEY

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190587-CENG-519

100mm AT FULL SIZE
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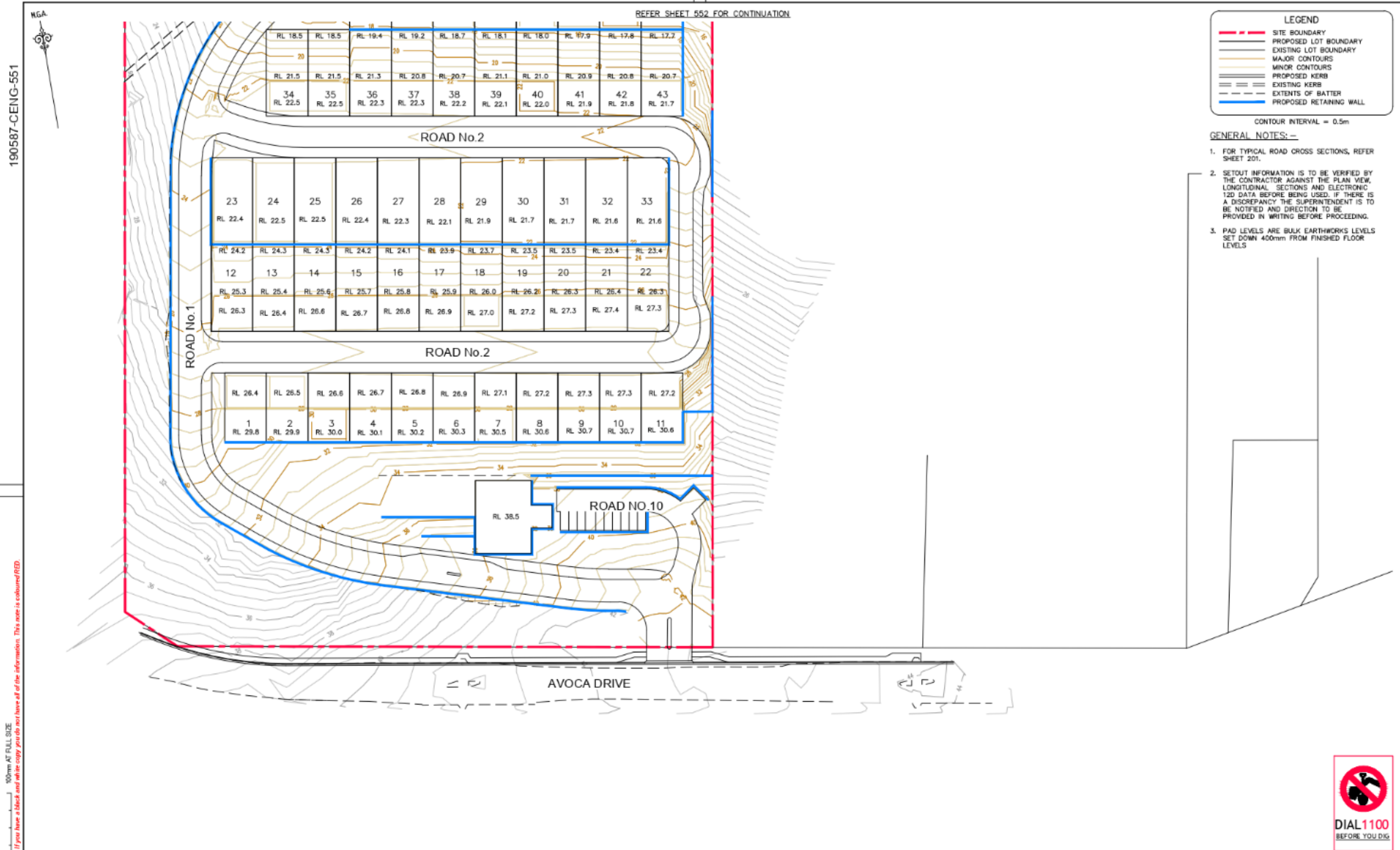


SITE SECTION SECTION 6
HORIZONTAL SCALE 1:1000
VERTICAL SCALE 1:200



NOT FOR CONSTRUCTION

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED</th> <th>SCALES</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16/10/19</td> <td>PRELIMINARY ISSUE</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> <td rowspan="4"> </td> </tr> <tr> <td>B</td> <td>18/10/19</td> <td>DETAIL ADDED</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td>C</td> <td>25/10/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>N.Mc</td> <td>N.D.</td> <td>N.D.</td> </tr> <tr> <td>D</td> <td>02/12/19</td> <td>GENERAL AMENDMENT</td> <td>N.Mc</td> <td>S.Z</td> <td>N.D.</td> <td>N.D.</td> </tr> </tbody> </table>	REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.		B	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.	C	25/10/19	GENERAL AMENDMENT	N.Mc	N.Mc	N.D.	N.D.	D	02/12/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	<p>CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD</p>	<p>PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER</p>	<p>PROJECT CHOICE LIVING AVOCA PLAN TITLE SITE REGRADE SECTION 6</p>
REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																		
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.																																			
B	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.																																			
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D	02/12/19	GENERAL AMENDMENT	N.Mc	S.Z	N.D.	N.D.																																			
<p>DESIGN FILE S:\190587\DESIGN\2D\SW CONCEPT\CONCEPT_ENG.project Plotted By: Jeremy Dick Plot Date: 02/12/19 11:43:02AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-519.DWG</p>	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	<p>ADW Johnson</p>	<p>SURVEYED MAP & SURVEY</p>	<p>DATUM A.H.D.</p>	<p>PROJECT No. 190587</p>	<p>DISCIPLINE CENG</p>	<p>NUMBER 519</p>	<p>REV E</p>																																	



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED RETAINING WALL

- CONTOUR INTERVAL = 0.5m
- GENERAL NOTES: -**
- FOR TYPICAL ROAD CROSS SECTIONS, REFER SHEET 201.
 - SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION TO BE PROVIDED IN WRITING BEFORE PROCEEDING.
 - PAD LEVELS ARE BULK EARTHWORKS LEVELS SET DOWN 400mm FROM FINISHED FLOOR LEVELS

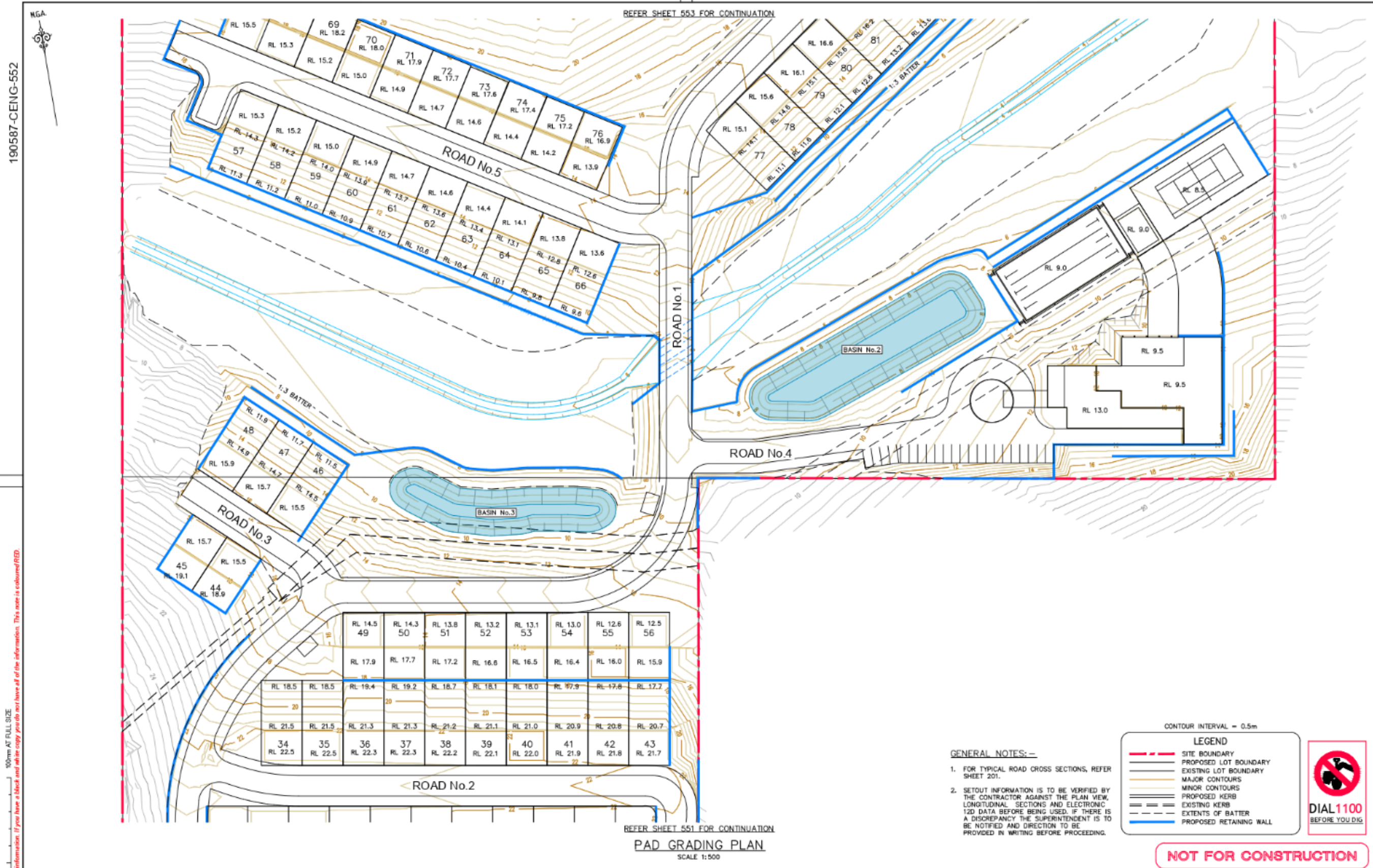
PAD GRADING PLAN
SCALE 1:500



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100mm AT FULL SIZE
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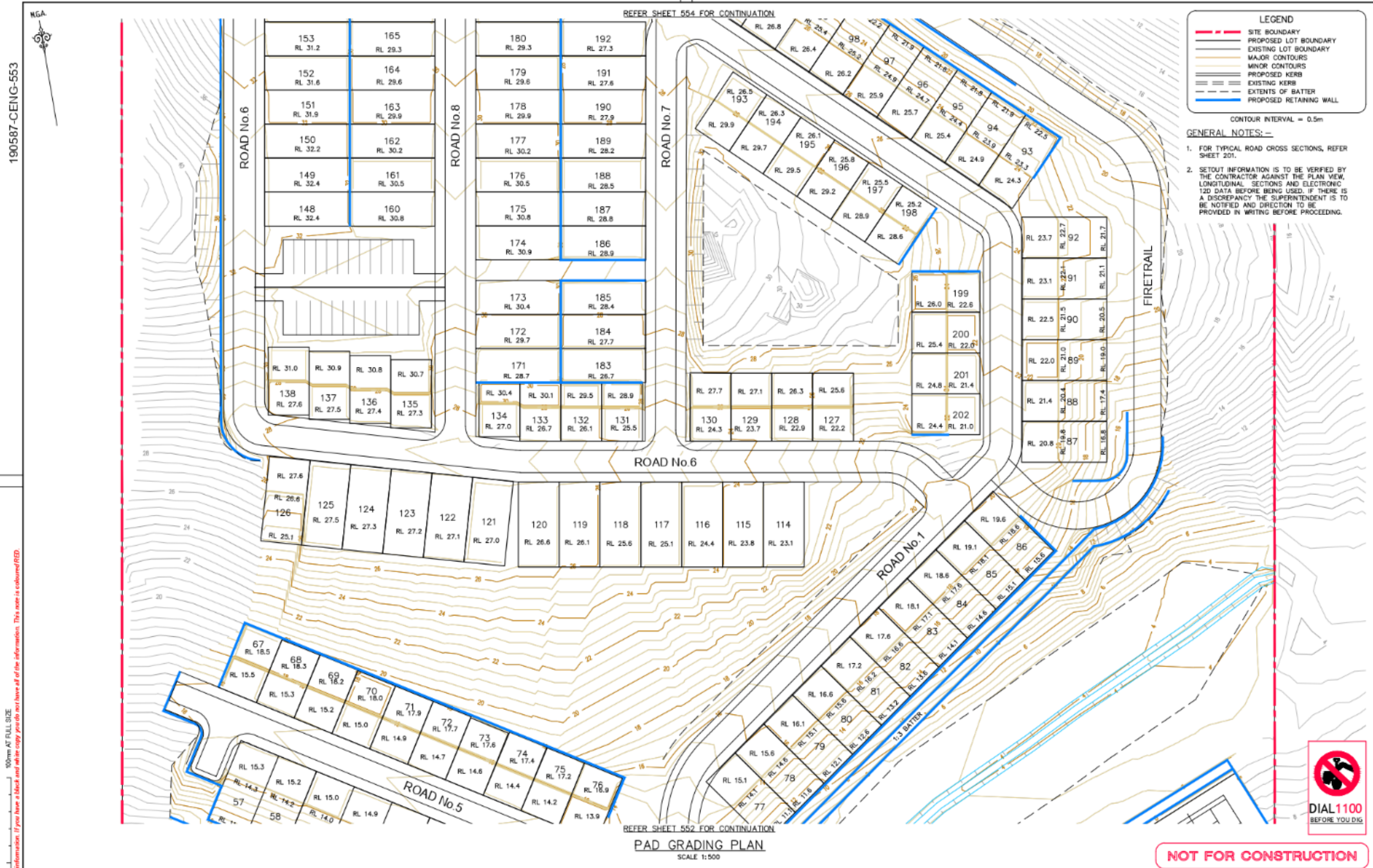
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES		Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT	
PROJECT		PLAN TITLE		PROJECT No.		DISCIPLINE					NUMBER		REV.	
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:100				LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA	
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.					PAD GRADING PLAN SHEET 1			
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.					SURVEYED		PROJECT No. 190587 -	
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.					MAP & SURVEY		DISCIPLINE - CENG	
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.		DATUM		NUMBER - 551				
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Plotted By: Jeremy Dick Plot Date: 02/12/19 11:43:07AM Cod File: S:\190587\DRAWINGS\ENG\CENG\190587-CENG-551.DWG														



190587-CENG-552

100mm AT FULL SIZE
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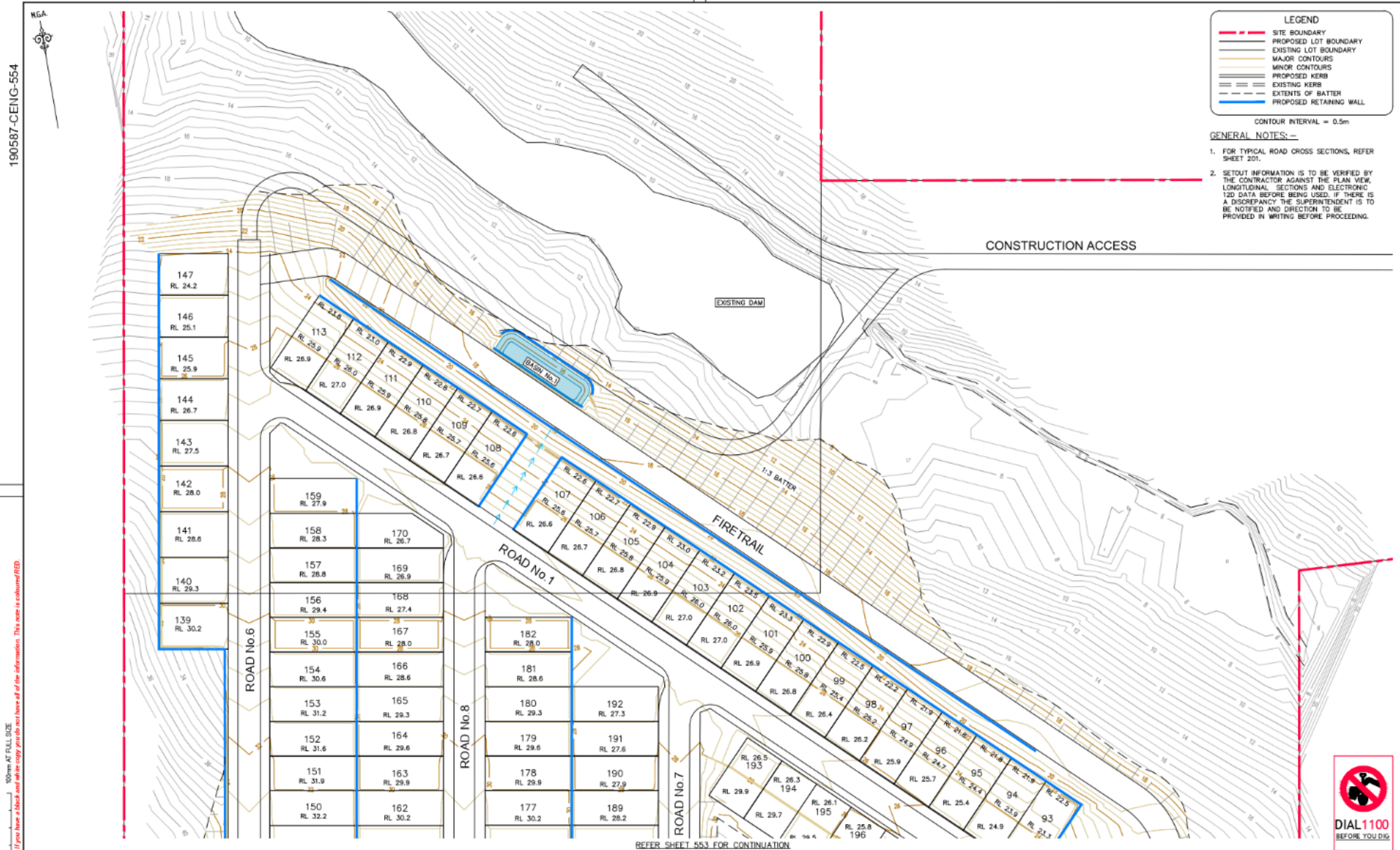
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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES																																																		
A	16/10/19	PRELIMINARY ISSUE	N.Mc	S.Z	N.D.	N.D.	1:100																																																		
	18/10/19	DETAIL ADDED	N.Mc	S.Z	N.D.	N.D.	1:100																																																		
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REV	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:100
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	1:100
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	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	1:100
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	1:100

<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT CHOICE LIVING AVOCA PLAN TITLE PAD GRADING PLAN SHEET 3
SURVEYED MAP & SURVEY	DATUM A.H.D.	PROJECT No. 190587	DISCIPLINE CENG
		NUMBER 553	REV E

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REFER SHEET 553 FOR CONTINUATION
PAD GRADING PLAN
SCALE 1:500

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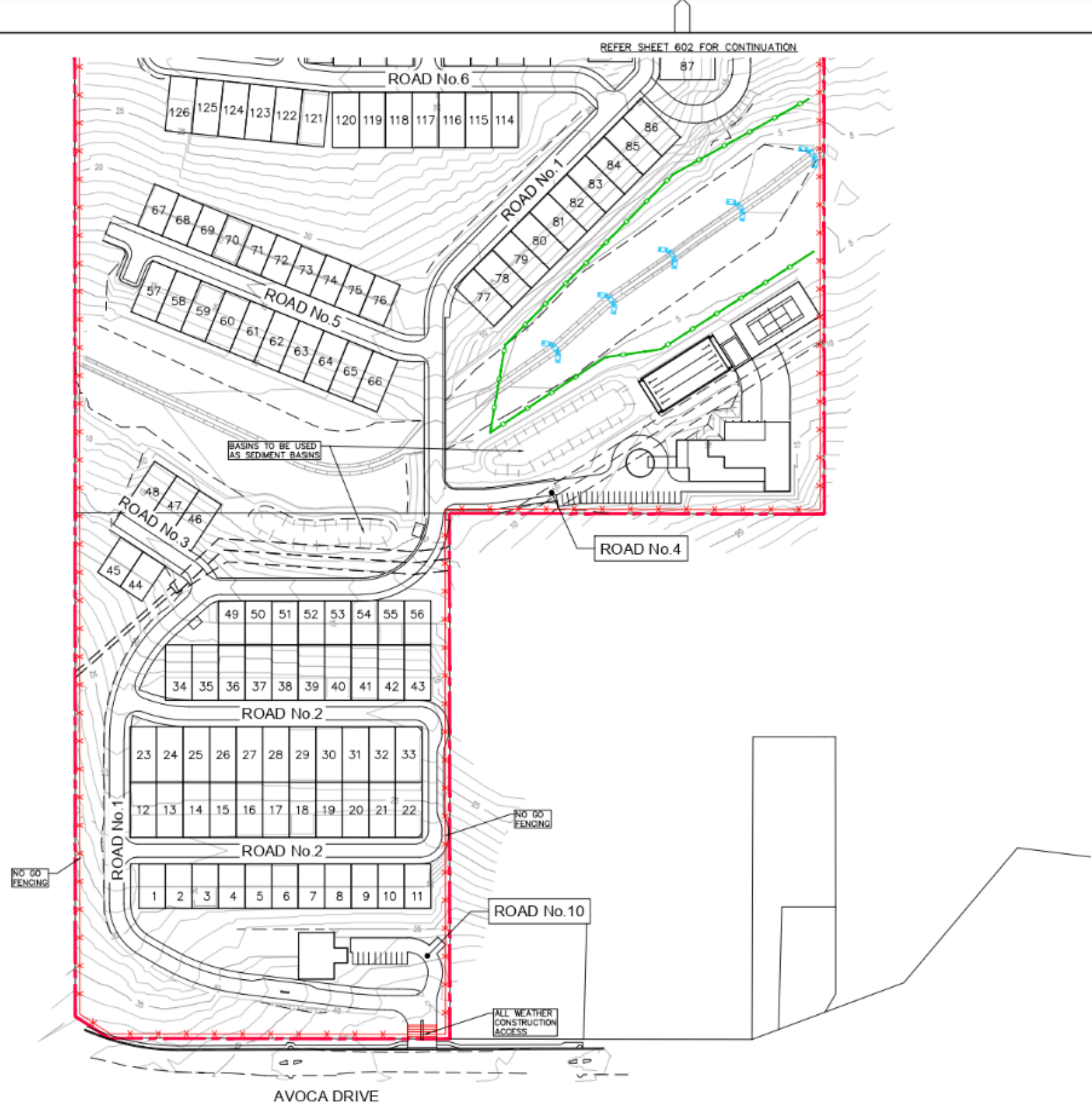


NOT FOR CONSTRUCTION

REV. DATE AMENDMENT	DESIGN DRAWN CHECKED APPROVED SCALES	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	CUSTOMER	PROPERTY DESCRIPTION	PROJECT
A 16/10/19 PRELIMINARY ISSUE B 18/10/19 DETAIL ADDED C 25/10/19 GENERAL AMENDMENT D 04/11/19 GENERAL AMENDMENT E 02/12/19 GENERAL AMENDMENT	N.Mc. S.Z. N.D. N.D. N.Mc. S.Z. N.D. N.D. N.Mc. N.Mc. N.D. N.D. N.Mc. S.Z. N.D. N.D. N.Mc. J.D. N.D. N.D.		CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA PLAN TITLE PAD GRADING PLAN SHEET 4
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190587-CENG-601

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- EROSION AND SEDIMENTATION CONTROL NOTES:**
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSISTENT WITH THE APPROVED MASTERPLAN DOCUMENTS AND THE "MANAGING URBAN STORMWATER" - 3RD EDITION (1998) PREPARED BY THE NSW DEPARTMENT OF HOUSING.
 - DISTURBED AREAS TO BE KEPT TO A MINIMUM. NO MORE THAN 2.5HA OF THE SITE SHALL BE EXPOSED TO EROSION AT ANY ONE TIME.
 - CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE.
 - KEEP CLEAN WATER SEPARATE FROM DIRTY WATER.
 - CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR REUSE ON SITE.
 - PROTECT ALL DISTURBED AREAS FROM EROSION.
 - MINIMISE SEDIMENTATION.
 - MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.
 - CONSTRUCT STABILISED EARTH BERMS TO DIRECT CLEAN RUNOFF FROM ENTERING THE DISTURBED SITE.
 - WATER QUALITY BASIN TO BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - CONSTRUCT STABILISED DIVERSION BANKS TO COLLECT RUNOFF FROM DISTURBED AREAS AND DIRECT IT TO A SEDIMENT BASIN.
 - PLACE SEDIMENT INLET TRAPS AROUND ALL PITS WITHIN AND DOWNSTREAM OF THE DEVELOPMENT.
 - PLACE GRAVEL BAG GROYNES IN GUTTERS AT 20 - 25m INTERVALS.
 - PLACE STRAWBALES IN SWALES AT 40 - 50m INTERVALS.
 - PLACE STRAWBALES ACROSS OVERLAND FLOW PATH PRIOR TO THE RUNOFF ENTERING DRAINAGE SYSTEM.
 - STOCKPILES OF MATERIAL TO BE PLACED AWAY FROM DRAINAGE FLOW PATHS AND HEAVILY TRAFFICABLE AREAS AND TO BE SURROUNDED BY SILT FENCING AT ALL TIMES.
 - CONSTRUCT AN ALL WEATHER CONSTRUCTION ACCESS TO THE SITE.
 - ALL DISTURBED AREAS ARE TO BE REVEGETATED OR OTHERWISE PROTECTED AS SOON AS PRACTICAL.
 - ERECT AND MAINTAIN SILT FENCES AT THE DOWNSLOPE SIDE OF DISTURBED AREA DURING CONSTRUCTION.
 - AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
 - TREES TO BE RETAINED WITHIN THE CONSTRUCTION AREAS ARE TO BE PROTECTED BY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED CMP.
 - ESTABLISH A RESTRICTION BOUNDARY AROUND PROTECTED PLANT WITH PARAWEB FENCING. TEMPORARILY RELOCATE FENCE TO ALLOW CONSTRUCTION OF REQUIRED WORKS AND RE-ESTABLISH PROTECTION ZONE AFTER WORKS COMPLETES.



NOT FOR CONSTRUCTION

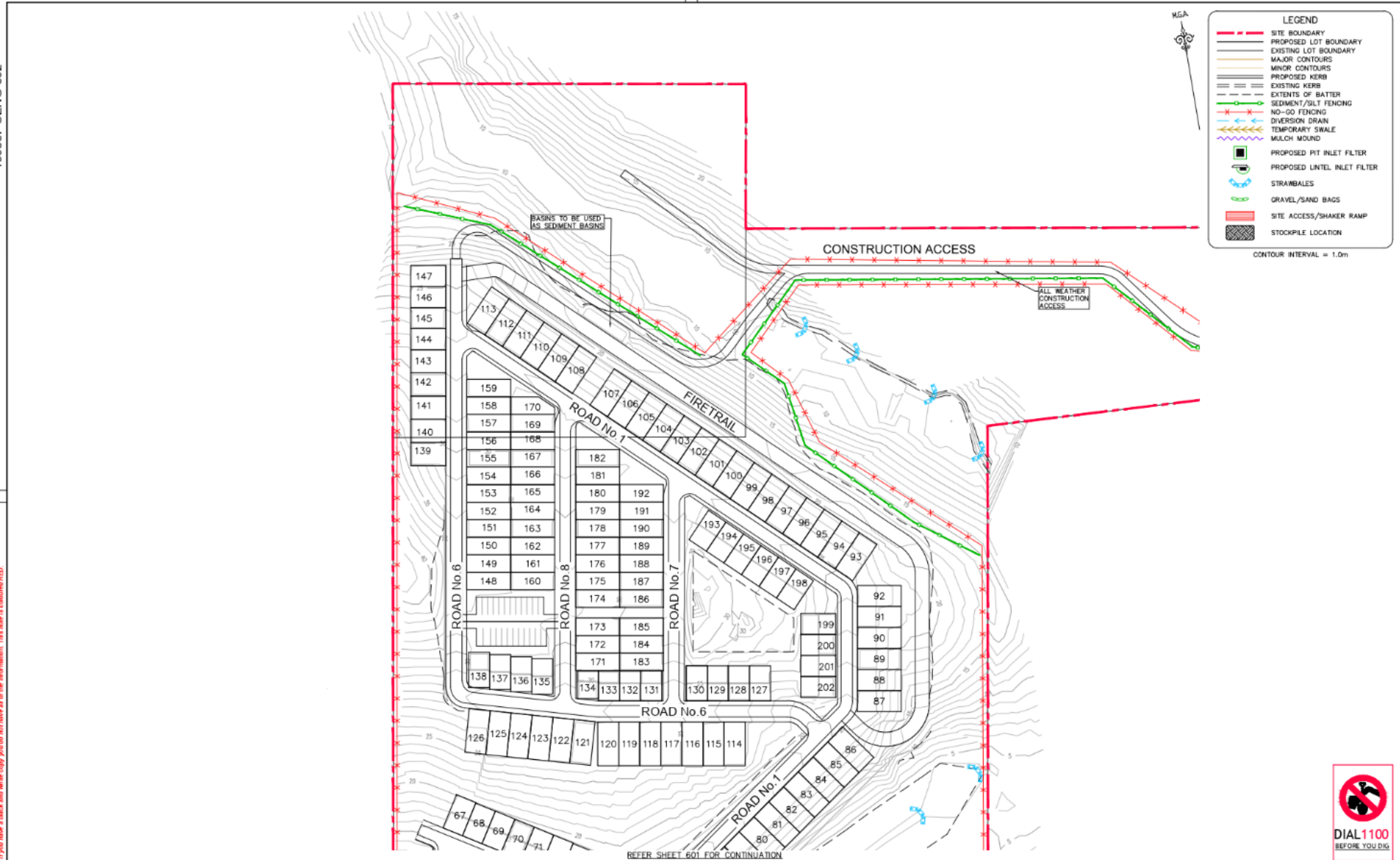
EROSION & SEDIMENT CONTROL PLAN
SCALE 1:1000

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.	 Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	PROJECT			
PROJECT NO.		DISCIPLINE	NUMBER	REV.											
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000					190587	CENG	601	E
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.									
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.									
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.									
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.									

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190587-CENG-602

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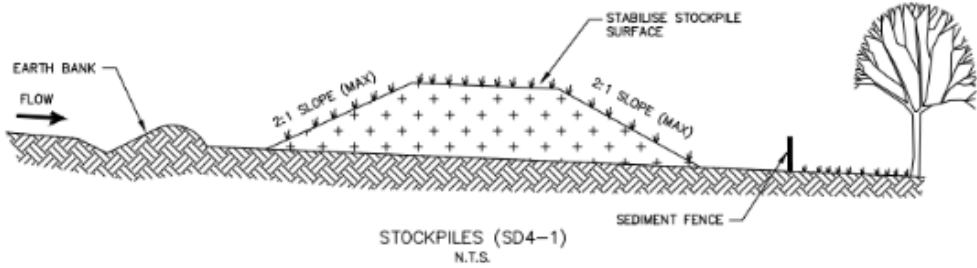
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EROSION & SEDIMENT CONTROL PLAN
SCALE 1:1000

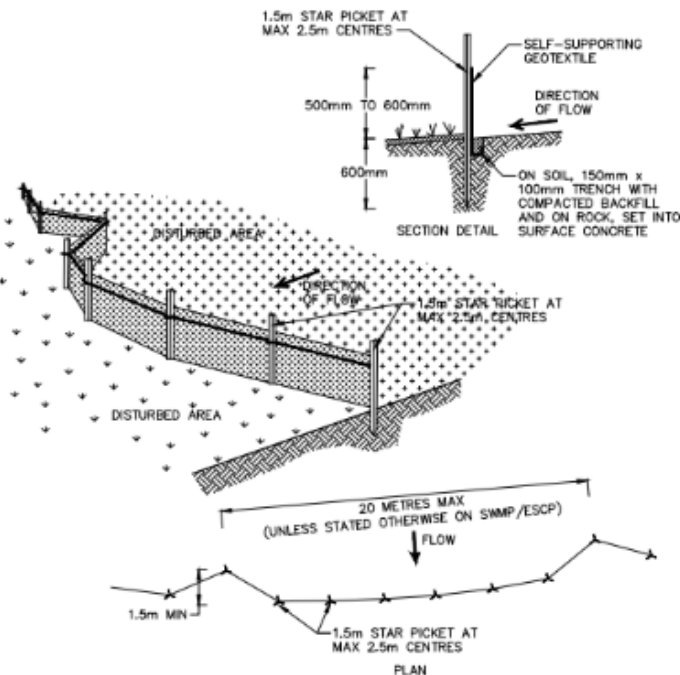
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398	CLIENT CHOICE LIVING AVOCA DEVELOPMENT PTY LTD	PROPERTY DESCRIPTION		PROJECT							
PROJECT		PLAN TITLE		SURVEYED		DATUM				PROJECT No.		DISCIPLINE		NUMBER		REV.			
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.	LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER	CHOICE LIVING AVOCA		PROJECT No. 190587		DISCIPLINE CENG		NUMBER 602		REV. E	
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.				MAP & SURVEY		A.H.D.							
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	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.													

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190587-CENG-611

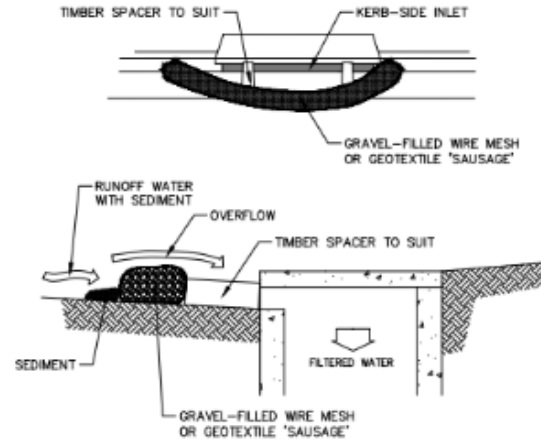


- CONSTRUCTION NOTES:**
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.



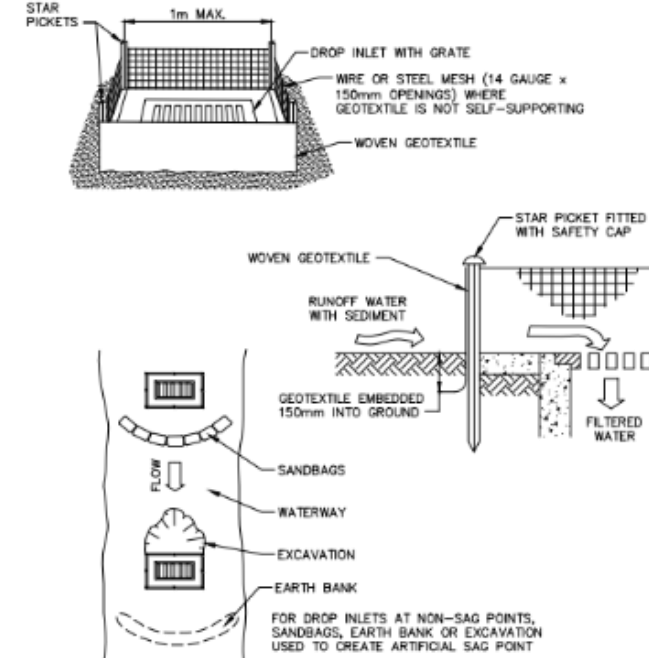
SEDIMENT FENCE (SD6-8) N.T.S.

- CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



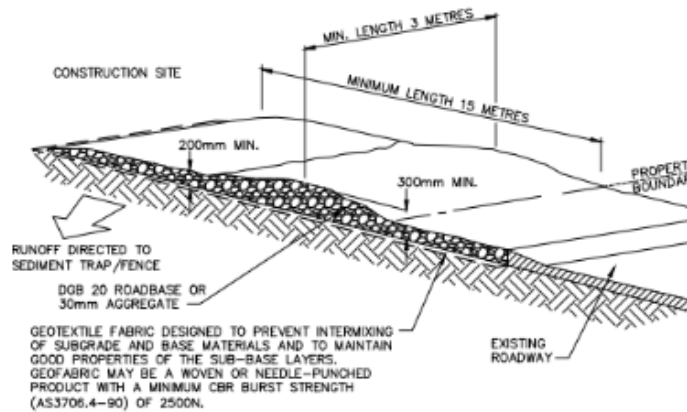
MESH AND GRAVEL INLET FILTER (SD6-11) N.T.S.

- CONSTRUCTION NOTES:**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



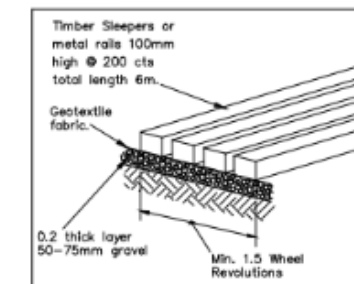
GEOTEXTILE INLET FILTER (SD6-12) N.T.S.

- CONSTRUCTION NOTES:**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. REFER STANDARD DRAWINGS 6-7 & 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



STABILISED SITE ACCESS (SD6-14) N.T.S.

- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



SHAKER RAMP



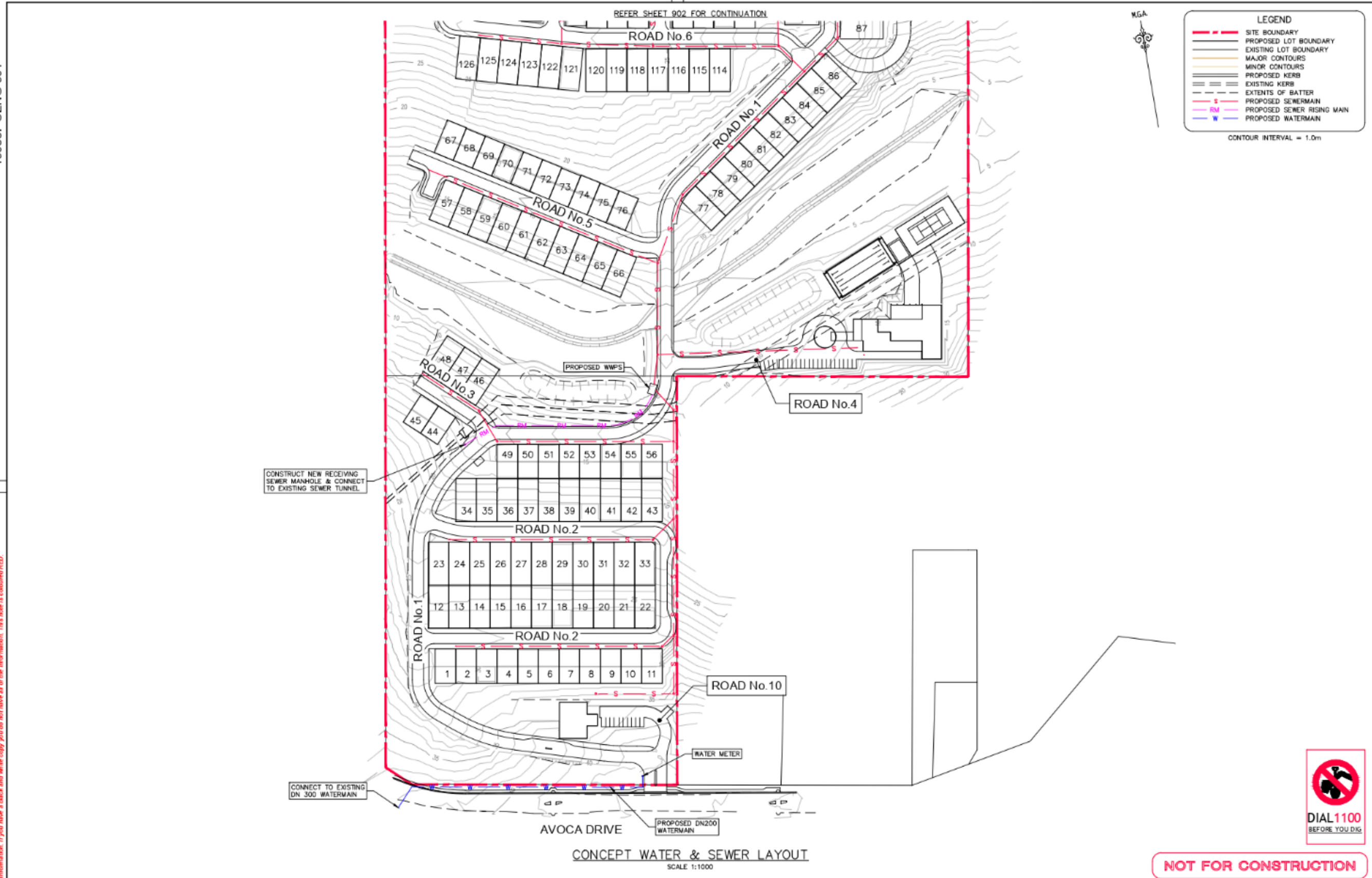
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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	
B	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.	
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.	NOT TO SCALE
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.	
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.	

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SURVEYED MAP & SURVEY	DATUM A.H.D.	PROJECT No. 190587	DISCIPLINE CENG	NUMBER 611	REV E	

190587-CENG-901

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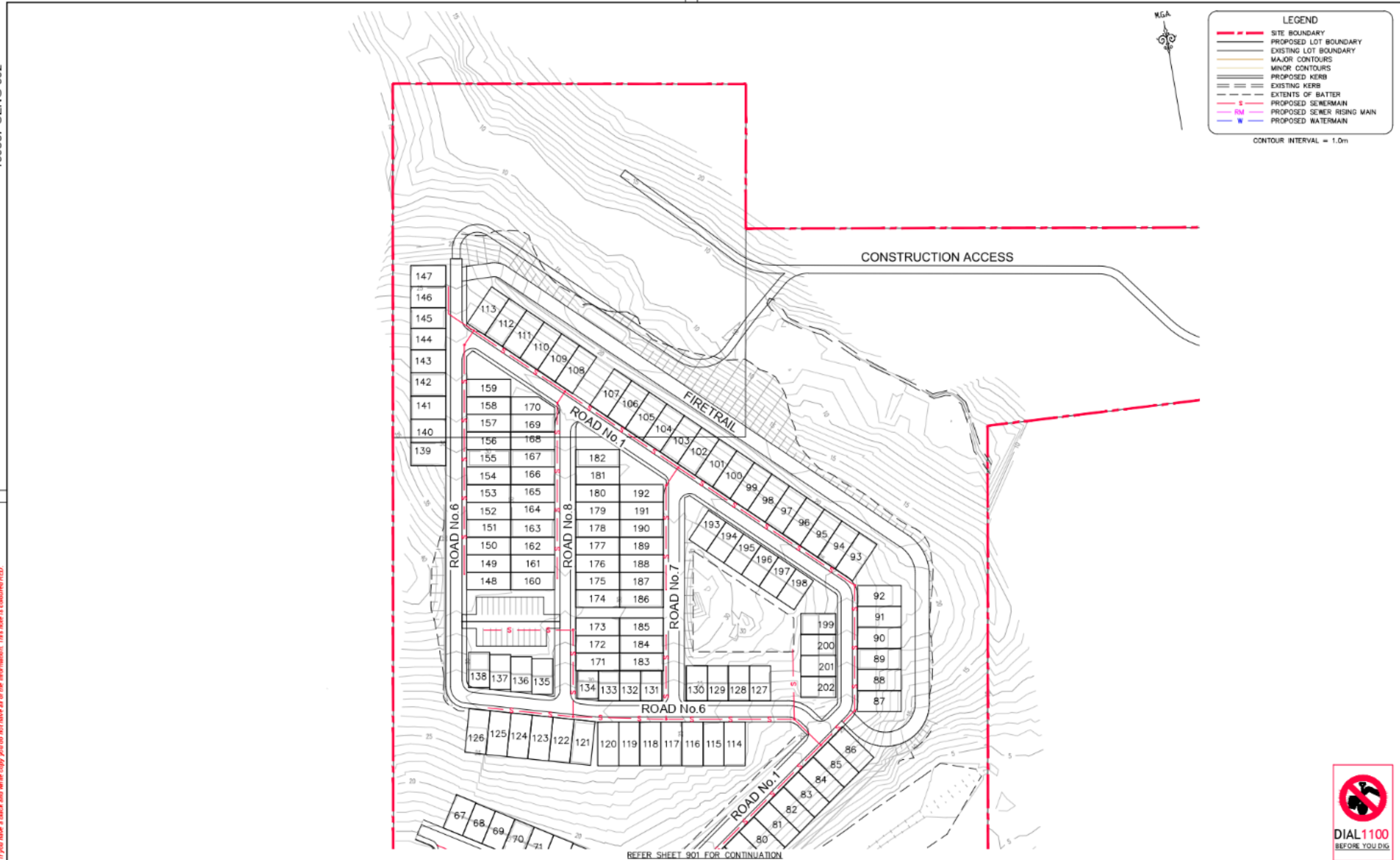
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A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000				LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA	
	18/10/19	DETAIL ADDED	N.Mc.	S.Z.	N.D.	N.D.					CONCEPT WATER & SEWER LAYOUT SHEET 1			
	25/10/19	GENERAL AMENDMENT	N.Mc.	N.Mc.	N.D.	N.D.					PROJECT No. 190587 -		DISCIPLINE CENG -	
	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.					MAP & SURVEY		NUMBER 901	
	02/12/19	GENERAL AMENDMENT	N.Mc.	J.D.	N.D.	N.D.				A.H.D.		REV. E		

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190587-CENG-902

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CONCEPT WATER & SEWER LAYOUT
SCALE 1:1000

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											LOT A, D.P. 449600, LOTS 2, 3 & 9 IN D.P. 976794 AVOCA DRIVE, KINCUMBER		CHOICE LIVING AVOCA PLAN TITLE CONCEPT WATER & SEWER LAYOUT SHEET 2				
A	16/10/19	PRELIMINARY ISSUE	N.Mc.	S.Z.	N.D.	N.D.	1:1000				SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.	
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	04/11/19	GENERAL AMENDMENT	N.Mc.	S.Z.	N.D.	N.D.											
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Choice Living
Avoca
A Residential Land Lease Community
Designed for Over 50's Living.

Site Address:
255,255A & 255B Avoca Dr and
Picketts Way, Kincumber NSW

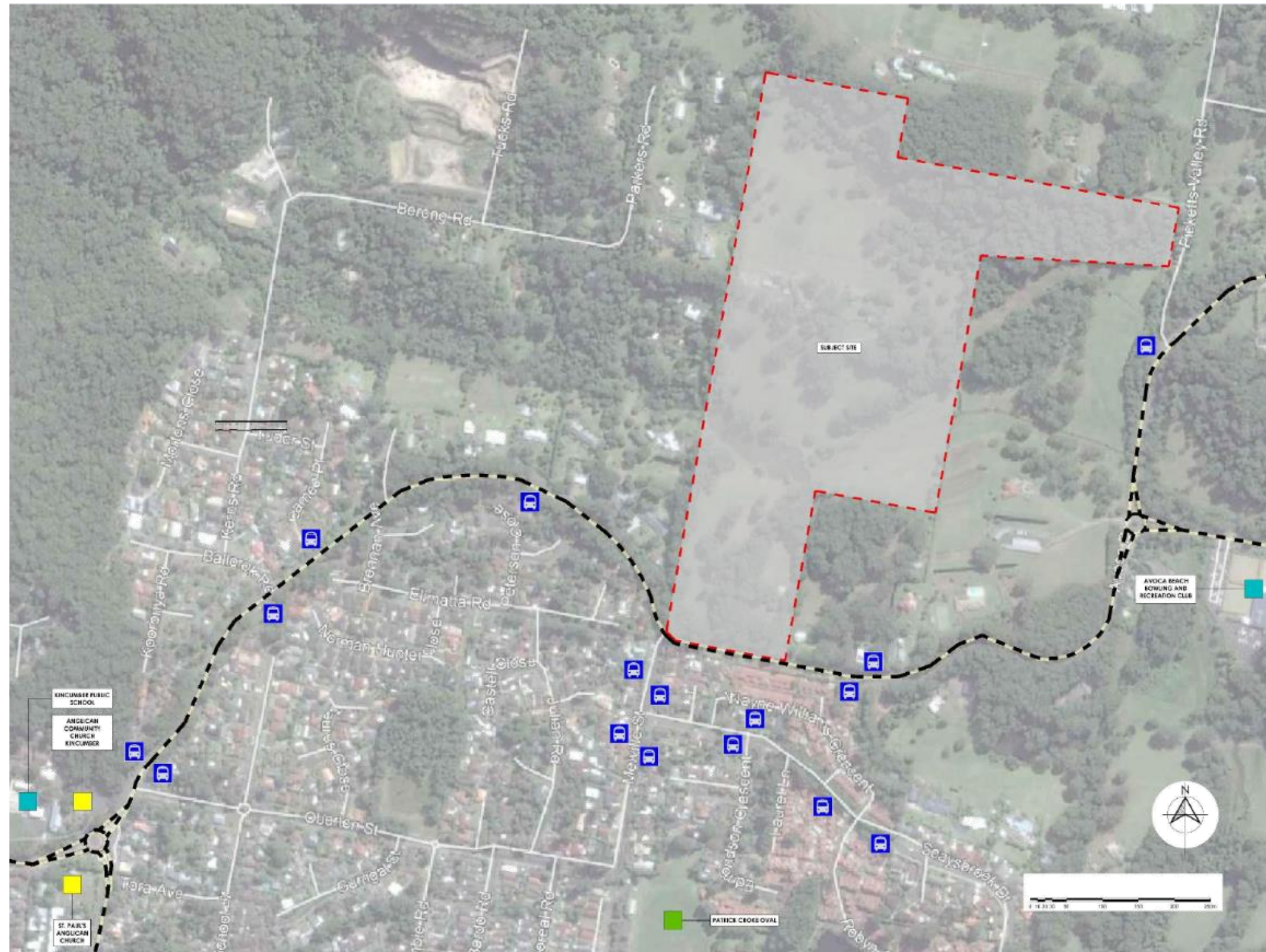
Client:
Choice Living Avoca Development Pty Ltd

Prepared By:
CED Building Design
3 /81 Grange Road
Welland SA 5007



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LOCATION FACILITIES PLAN



LEGEND	
	SUBJECT SITE BOUNDARIES
	BUS STOPS
	HIGHWAY
	SCHOOLS AND ORGANISATION
	RELIGIOUS PLACES
	PARK AND OPEN SPACES

CONTEXT PLAN

LEGEND	
	SUBJECT SITE BOUNDARIES



EXISTING SITE SURVEY



SITE PLAN



LEGEND

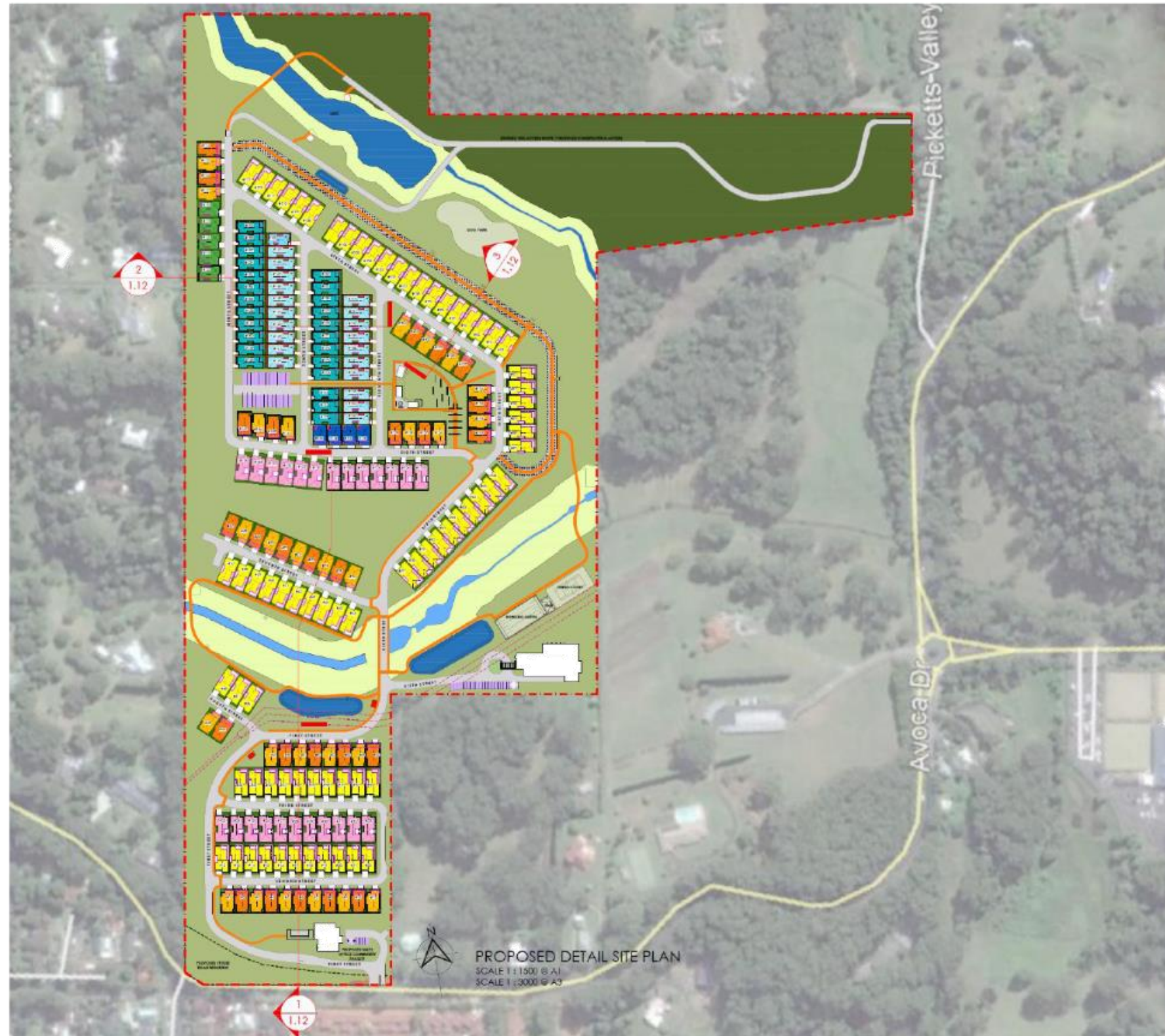
- ELEVATED HOME SITE 12m x 25m
- 2 STOREY HOME SITE 12M x 25m
- 2 STOREY HOME SITE 12M x 17m
- SINGLE STOREY HOME SITE 12M x 25m
- SINGLE STOREY HOME SITE 10M x 25m
- SINGLE STOREY HOME SITE 13.2 x 20 m

STAGE 1 HOMES	56
STAGE 2 HOMES	146
TOTAL HOMES	202

- PROPOSED INTERNAL ROADS
- AUTHORITY'S EXISTING SEWER EASEMENT
- 8M WIDE FIRE SERVICE ROAD
- 1% FLOOD EXTENT
- RETAINING WALL
- RIPARIAN CORRIDOR
- POSSIBLE HERITAGE SITES
- PROPOSED CHANNEL
- EXISTING TREES TO REMAIN (INDICATIVE ONLY)
- PROPOSED NEW TREES
- OVERLAND FLOW / DRAINAGE PATH
- STORMWATER DETENTION BASIN/ LAKE/ CREEK
- PROPOSED FOOTPATH
- 01 PROPOSED 1000K VA ELECTRICAL KIOSK SUBSTATION FOR STAGE 1 & 2
- 02 SEWER PUMP STATION

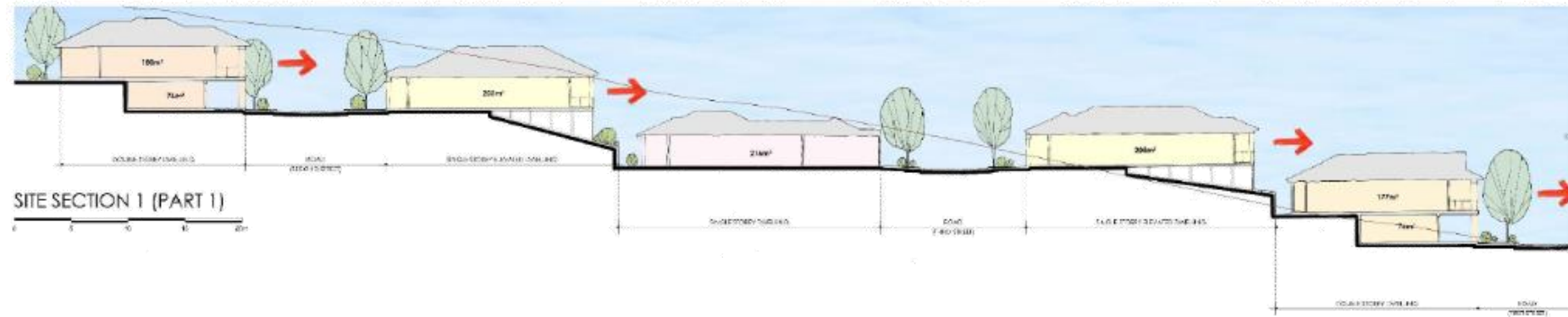
TOTAL SITE AREA	241597 SQM
EXISTING NATURAL VEGETATION	57513 SQM
APZ - ASSET VEGETATION ZONES	} 44763 SQM
VRZ - VEGETATION RIPARIAN ZONES	
NEW LANDSCAPING TO BUILT AREAS	55510 SQM
TOTAL LANDSCAPING	157756 SQM

SITE SECTIONS

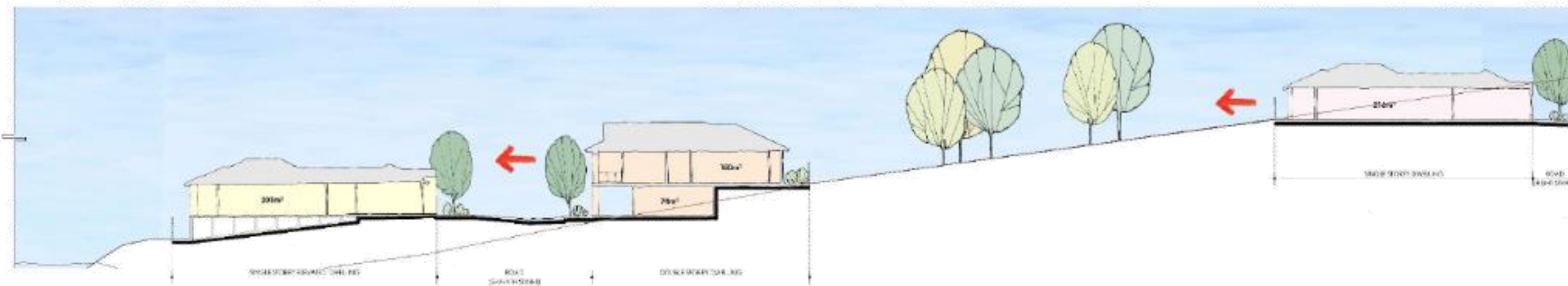


LEGENDS	
	21 OF 10 x 25M SINGLE STOREY DOUBLE GARAGE - OPTION 1 (9%)
	24 OF 10 x 25M SINGLE STOREY SINGLE GARAGE - OPTION 2 (10%)
	24 OF 12 x 25M SINGLE STOREY DOUBLE GARAGE - OPTION 1 (12%)
	71 OF 12 x 25M SINGLE STOREY DOUBLE GARAGE - OPTION 2 (34%)
	26 OF 12 x 20M DOUBLE STOREY DOUBLE GARAGE - OPTION 1 (18%)
	27 OF 12 x 20M DOUBLE STOREY DOUBLE GARAGE - OPTION 2 (16%)
	4 OF 12 x 17M DOUBLE STOREY DOUBLE GARAGE - OPTION 1 (2%)
	5 OF 13.2 x 20M SINGLE STOREY DOUBLE GARAGE (2%)
	SUBJECT SITE BOUNDARIES
	8M WIDE FIRE SERVICE ROAD
	VEGETATED RIPARIAN ZONE
	PROPOSED INTERNAL ROADS
	AREA OF PROTECTED VEGETATION
	STORMWATER DETENTION BASIN
	EXISTING STORMWATER DRAINAGE NETWORK CROSSING SITE TO REMAIN
	PROPOSED FOOTPATH

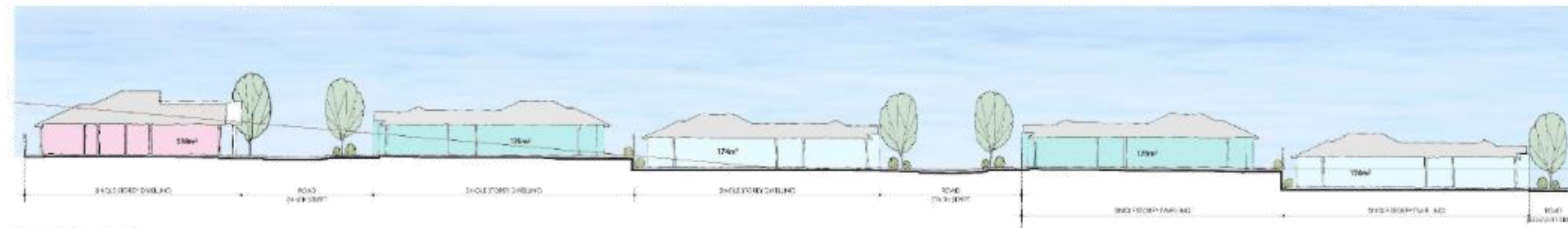
SITE SECTIONS



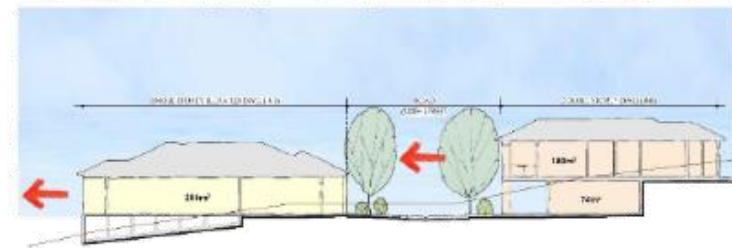
SITE SECTION 1 (PART 1)



SITE SECTION 1 (PART 2)



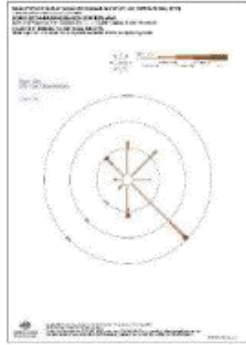
SITE SECTION 2



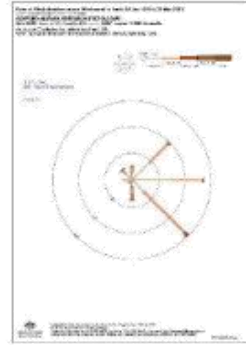
SITE SECTION 3

SITE ANALYSIS PLAN

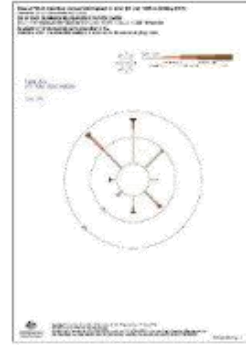
SEASONAL BREEZES



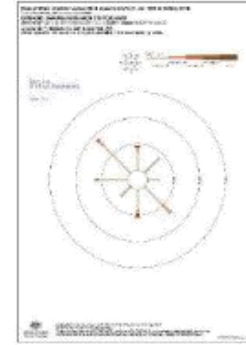
SUMMER MORNING BREEZE



SUMMER AFTERNOON BREEZE

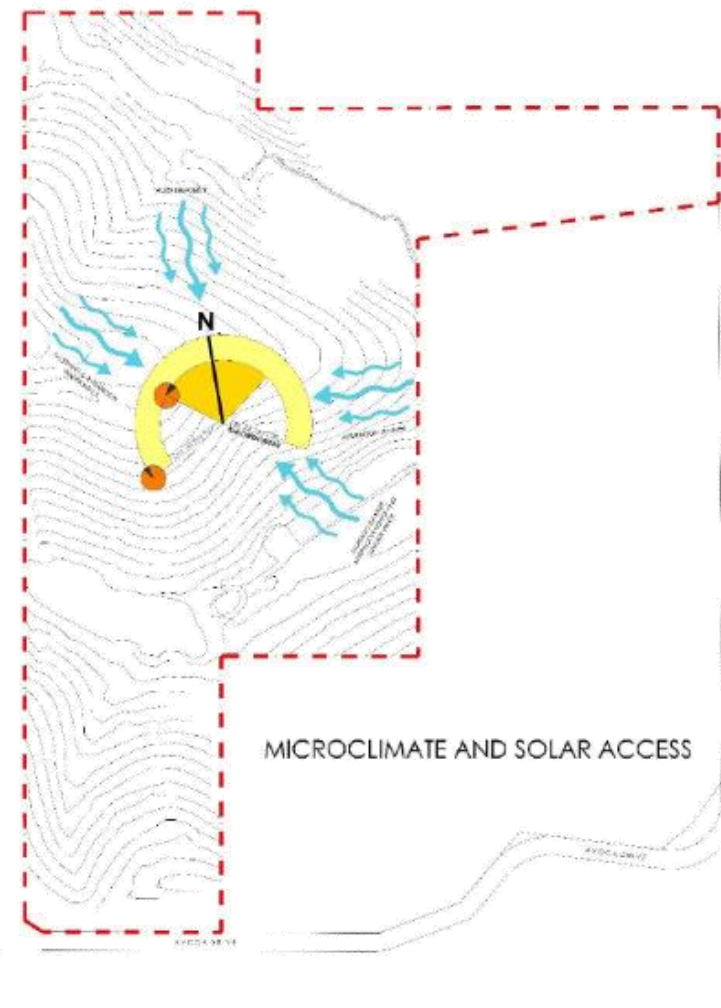
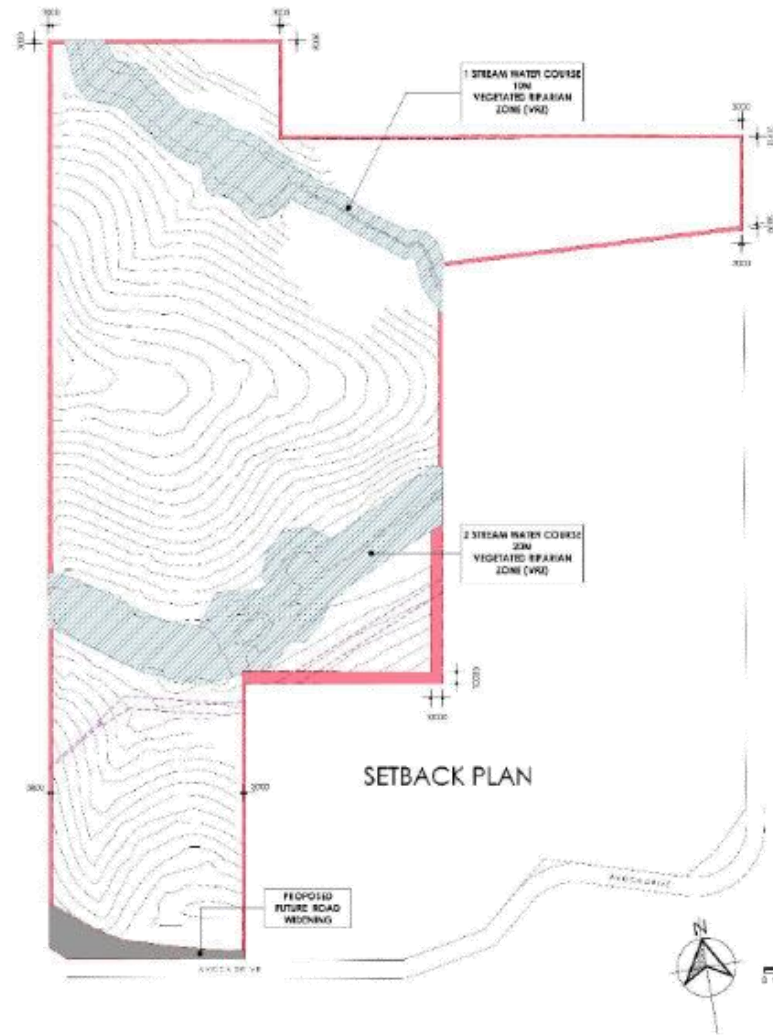


WINTER MORNING BREEZE

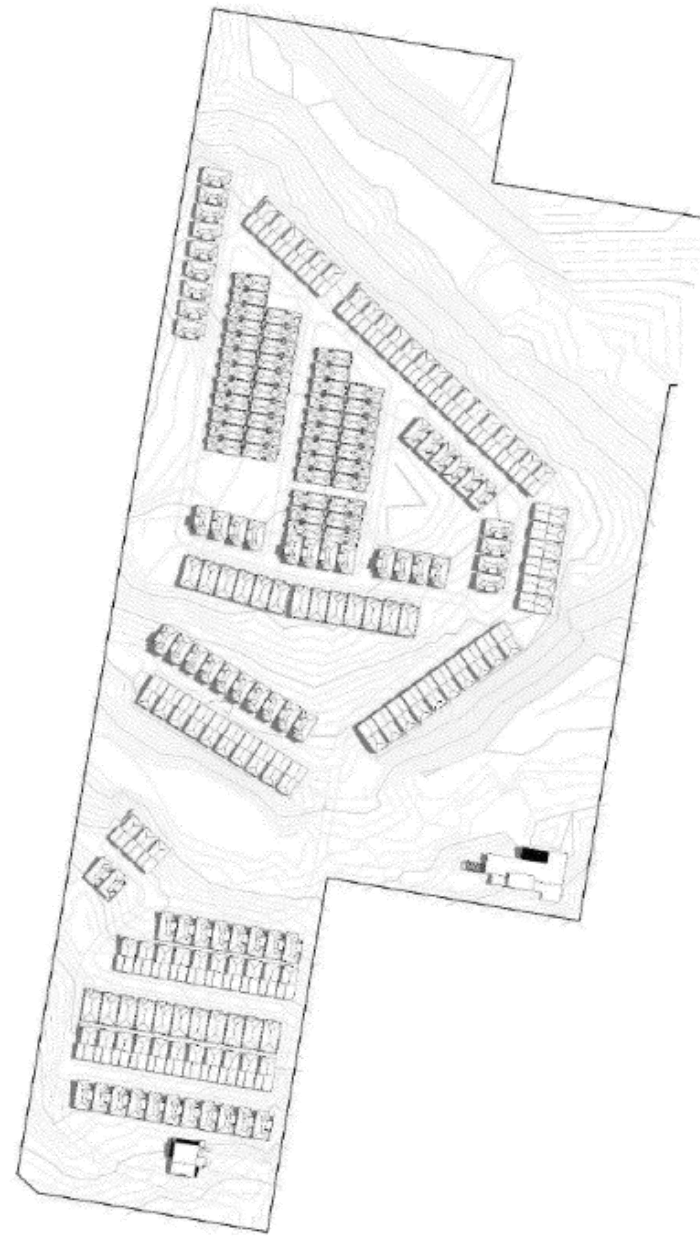


WINTER AFTERNOON BREEZE

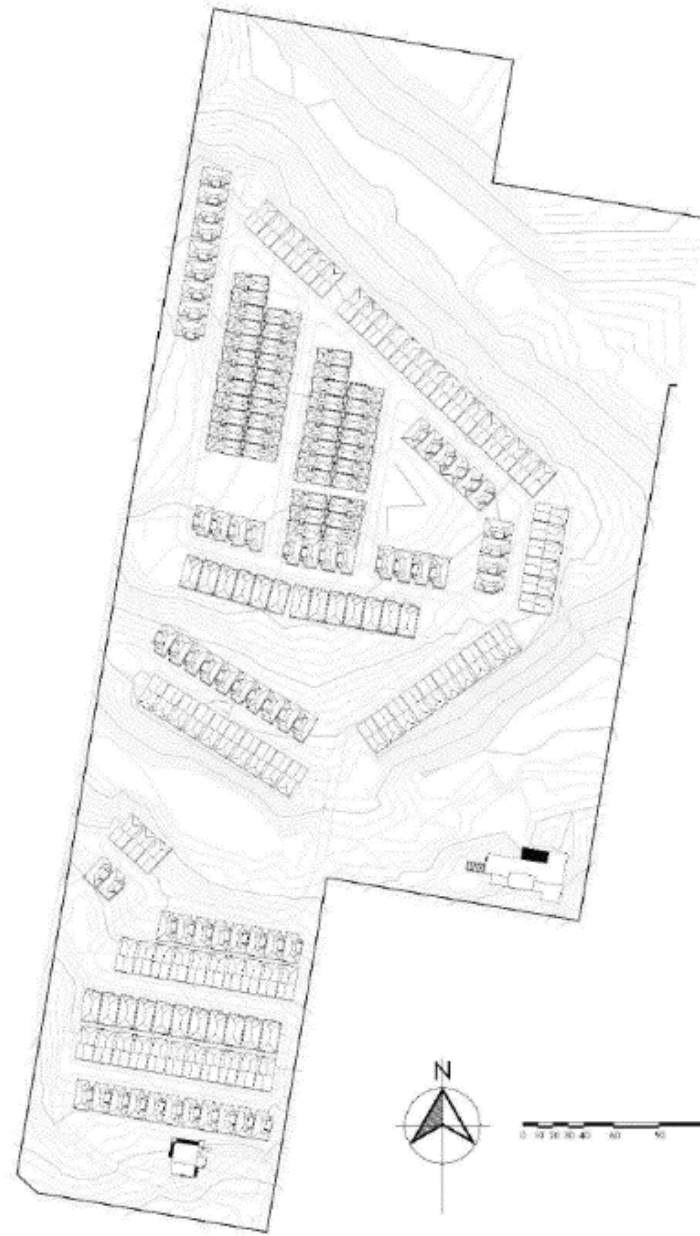
LEGEND	
	SUBJECT SITE BOUNDARIES
	SETBACKS
	PROPOSED FUTURE ROAD WIDENING
	STREAM WATER COURSE
	EASEMENT



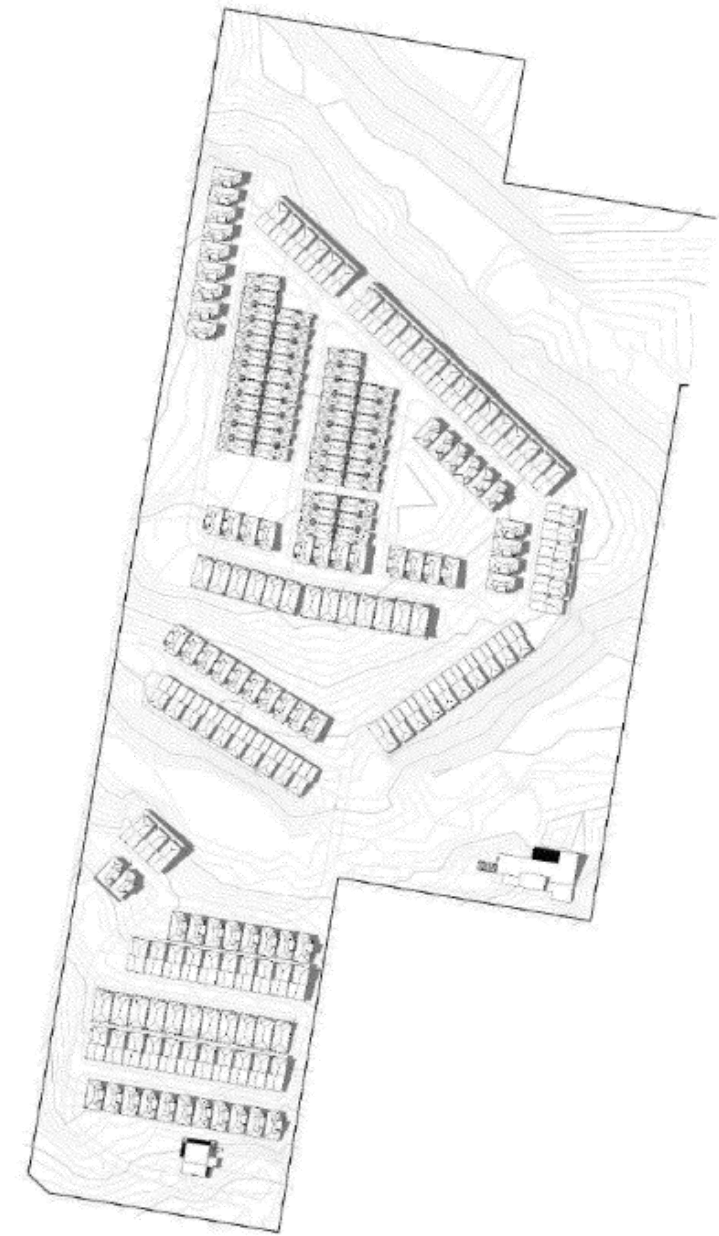
SHADOW DIAGRAMS - DECEMBER 21ST SHADOW



21ST DECEMBER, 9AM

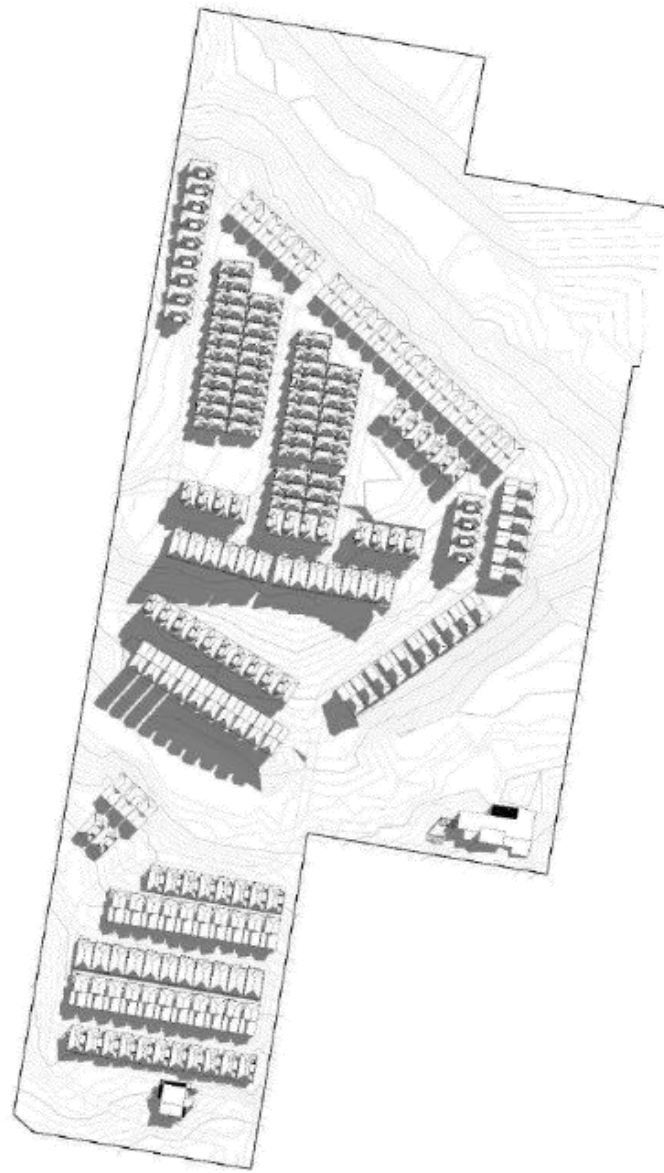


21ST DECEMBER, 12PM

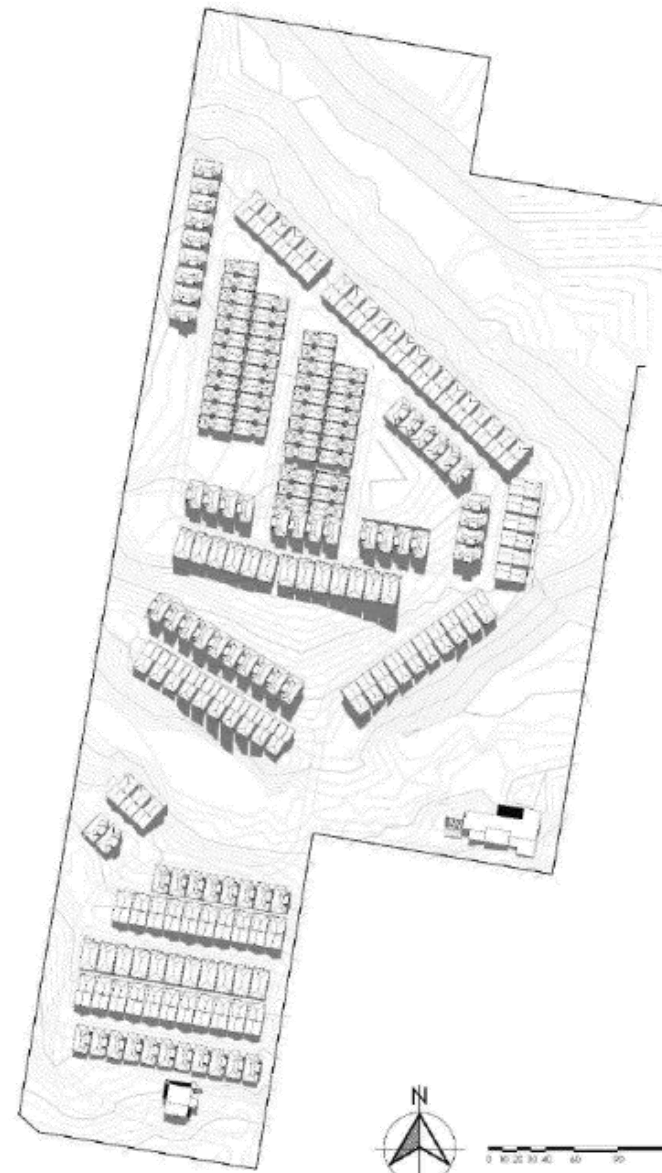


21ST DECEMBER, 3PM

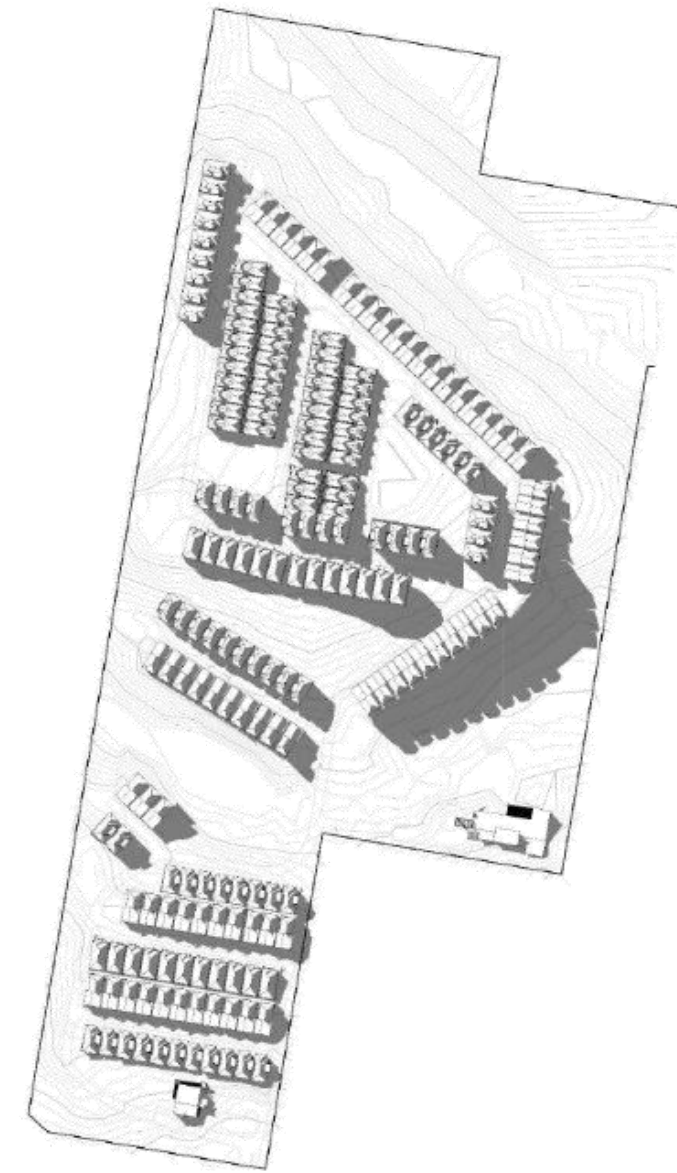
SHADOW DIAGRAMS - JUNE 21ST SHADOW



21ST JUNE, 9AM



21ST JUNE, 12PM



21ST JUNE, 3PM



SITE DEMOLITION PLAN



LEGEND	
	OVERALL SITE BOUNDARIES
	EXISTING HOUSES, COTTAGE, SHEDS, STABLES, CONTAINERS, SHEDS, CABIN & TOILET TO BE DEMOLISHED
	EXISTING ASPHALT DRIVEWAY TO BE REMOVED
	INFILL EXISTING DAM
	LAKE TO REMAIN
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	EXISTING OVERHEAD POWER LINES TO BE REMOVED
	EXISTING STORMWATER DRAINAGE NETWORK CROSSING SITE TO REMAIN
	AREA OF DEMOLITION
	AREA OF PROTECTED VEGETATION
	DAM TO DEWATER
	EXISTING CONTOUR

SITE CONSTRUCTION STAGING PLAN



STATEMENT OF ARCHITECTURAL INTENT

Introduction

The vision was to establish a benchmark in community living for Over 50's that supplements the surrounding areas rather than dominates, utilising the setting to establish a community in a location where people dream of living.

In designing the facilities and homes consideration has been given to the core fundamentals of the community living model where:

- security and peace of mind are delivered to all residents
- the maintenance and cost burdens of traditional home ownership are removed
- access to established infrastructure, transport, shops, medical needs and recreational pursuits is readily available.
- a spectacular Country Club is created at the heart of the community that enriches the resident's lifestyle.
- A sense of place is delivered where resident's can focus on what should be the best time of their lives.

Design Statement

The project aims to set new benchmarks for the quality of the lifestyle and amenity that can provided for residents. The proposal is based on a systematic assessment of the site and allowing natural features to give shape to a development and integrate with its surrounds. The emphasis has been on conserving and enhancing the site's features such as open watercourses, retaining trees and avoiding large-scale levelling. These features form the focal point of the development.

Health and Fitness

The proposed development is seen as a lifestyle precinct. An important part of a well-balanced lifestyle is health and wellbeing. As such pool, spa, sauna and gym facilities will be provided for residents. Health and fitness facilities will have a strong connection to external spaces to ensure natural light and ventilation are maximised to these spaces. The placement of the pool and gym has been considered so it provides passive surveillance to the natural landscape to the north of the site

Internal Streetscape

A restrained palette of materials has been selected to give the proposed development a timeless quality, with varied organic façade articulation responding to its context.

Façade components have been carefully selected to ensure the parts form a harmonious whole. Each home will appear to have its own unique character and material palette to provide a varied and well-balanced streetscape.



Dwelling considerations

To ensure the quality of internal spaces of the proposed development, dwelling design principles have been established that are specific to this project and its site. The design principles set up a framework for internal amenity and consider environmentally sustainable design measures.

The variety of built forms have been carefully considered to allow the entire development to engage with the existing site conditions. Building into, onto, and over land features to allow ease of access around the site, while working with the existing lay of the land where possible

This combination of residential built forms includes:

- Two storey homes terraced into the land reduce visible height of these dwellings, and minimise visible retaining walls across the site
- Single storey homes built onto the land with a combination of battered land and minimal low boulder retaining walls as required
- Single storey elevated homes that provide ease of front access to the internal site road network, while extending above sloping land at the rear via light weight pole construction, allowing the built form and natural contours to coexist.

Internal living areas have been efficiently optimised to maximise and create generous spaces without compromise. We have provided clearly defined spaces within the open plan area with good connection between living and service spaces. Large integrated patio, deck, or balconies become indoor / outdoor spaces, allowing the primary living area to become a larger space that can be opened up for a variety of uses year-round.

Facilities

Major buildings are easily identifiable with a richer colour and material pallet – using stone walls and feature elements and warmer roof colours.

The extensive communal recreational facilities includes:

- Central Recreation building – indoor pool, library, craft, games, lounge, function areas, gym and sports bar.
- The entry facility that includes recreation, craft rooms, multipurpose sewing rooms and café.
- Lawn Bowls
- Tennis courts
- Dog Parks
- Community garden, BBQ areas and Pavilions
- Caravan Store
- Mens Shed / workshop

The aggregation of these facilities provides the opportunity for creation of a viable and dynamic residential community for seniors. A network of pedestrian pathways ensures good connectivity between resident's and the recreation facilities.

Statutory Obligations - Dwellings

To comply with the intent of the various Planning Policies on the site it is important within the design to take into account the following definitions:

Dictionary Gosford LEP 2014

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

moveable dwelling has the same meaning as in the *Local Government Act 1993*.

Note.

The term is defined as follows:

moveable dwelling means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

Dictionary Local Government Act 1993

manufactured home means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling:

- (a) that comprises one or more major sections, and
- (b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the *Road Transport Act 2013*, and includes any associated structures that form part of the dwelling.

manufactured home estate means land on which manufactured homes are, or are to be, erected.

Dictionary (Cl 6) SEPP 21

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

moveable dwelling has the same meaning as it has in the *Local Government Act 1993*

In summary these definitions include that the manufactured home must comprise 1 or more "major sections". A "major section" is defined in cl 4 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping*

Grounds and Moveable Dwellings) Regulation 2005 (the CP Regulation):

major section means a single portion of a manufactured home or relocatable home, being a portion:

- (a) that contains a total living space (excluding the living space contained in any associated structure) of at least 20 cubic metres, and
- (b) that comprises all of the major components of that portion of the home, including the chassis or frame, the external and internal walls, the roof and ceilings, the floors, the windows

The homes are designed to be constructed in major sections, both Vertical and Horizontal.

ENTRY RECREATIONAL AND SALES FACILITIES

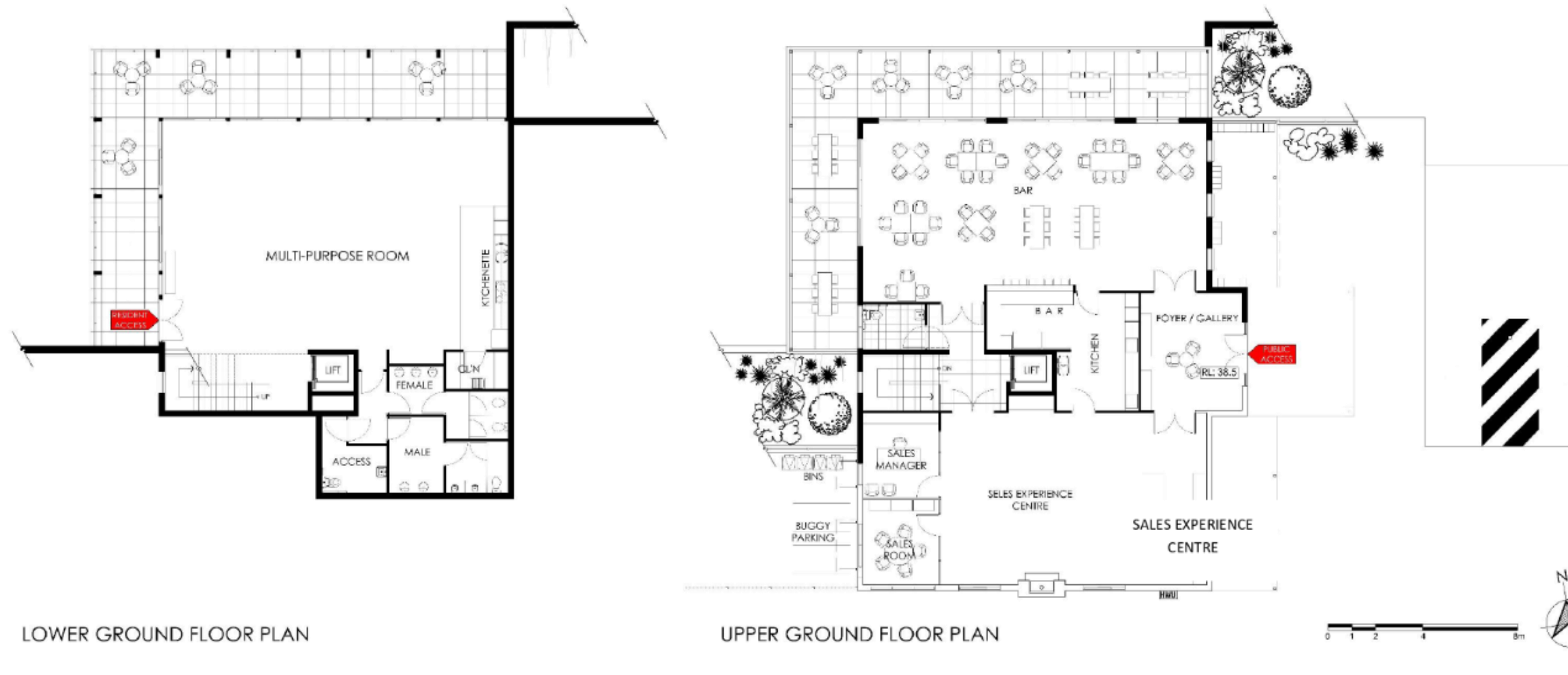


Nestled into the existing ground levels and allowing for the retention of some mature trees, the Sales and Recreational facilities form the public front entry to the project, inviting visitors to park their vehicle and wander inside to take in all the project has to offer without having to go through the front entry security gates.

The two storey design has been used to limit the amount of retaining walls required in this area with the built form being used where possible to provide the outcomes demanded by the Over 50's demography.

The main entry provides from the car park provides the option of entering into the Administration and Sales experience area or being invited into the secure residents elevated bar and club lounge to visit friends and family, taking in the vista to the north across this bushland project where the impact of homes is minimised through the use of levels and built form allowing for long views across the valley to the woodlands beyond.

This area also houses the letterboxes for the total estate, creating a centralised meeting place for the community to come together and chat, supplementing the main country club this facility provides for smaller groups and provides a quite space to take up art, reading, sculpture and meditation without having to be part of a larger community group in the main facility.



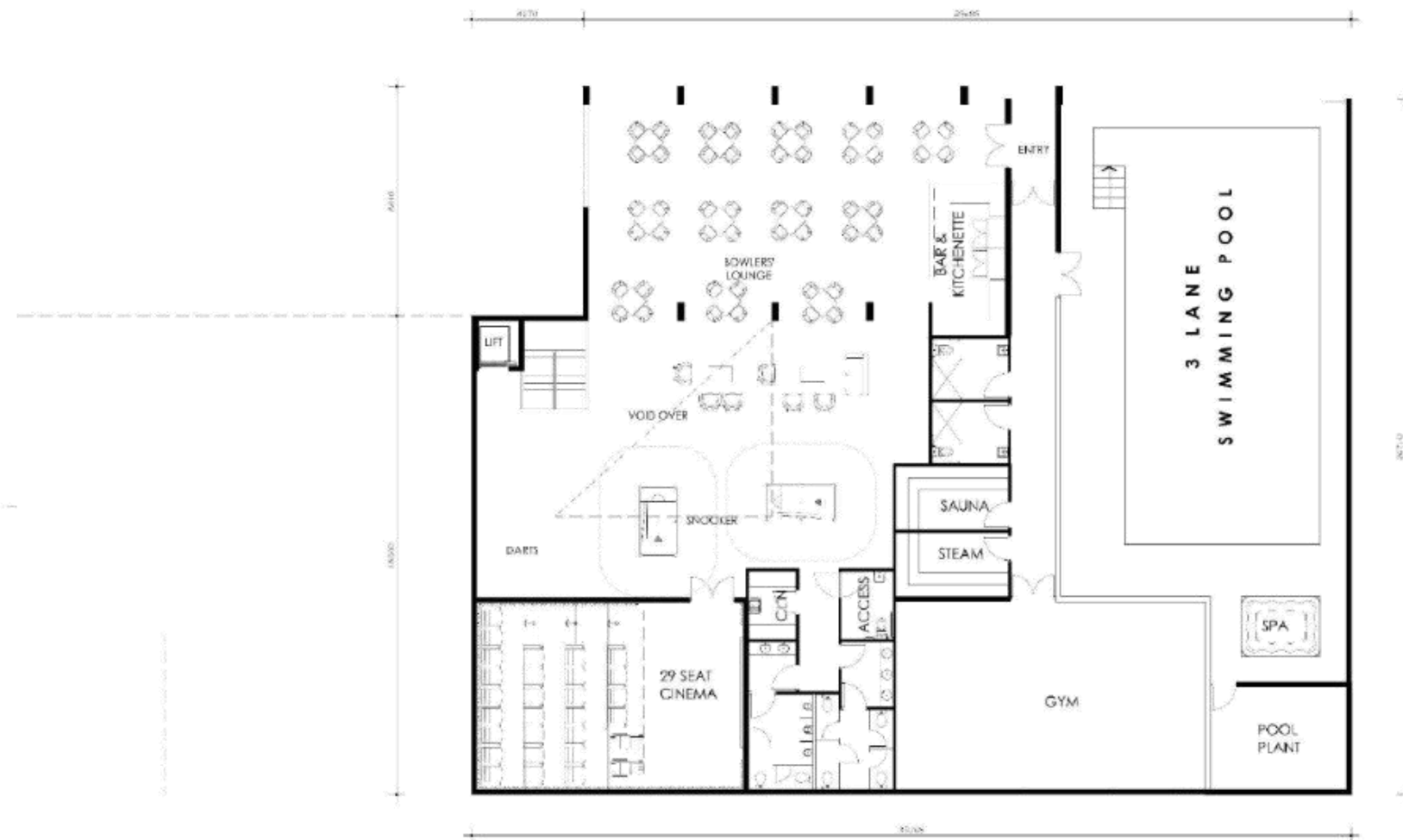
CENTRAL RECREATIONAL FACILITIES



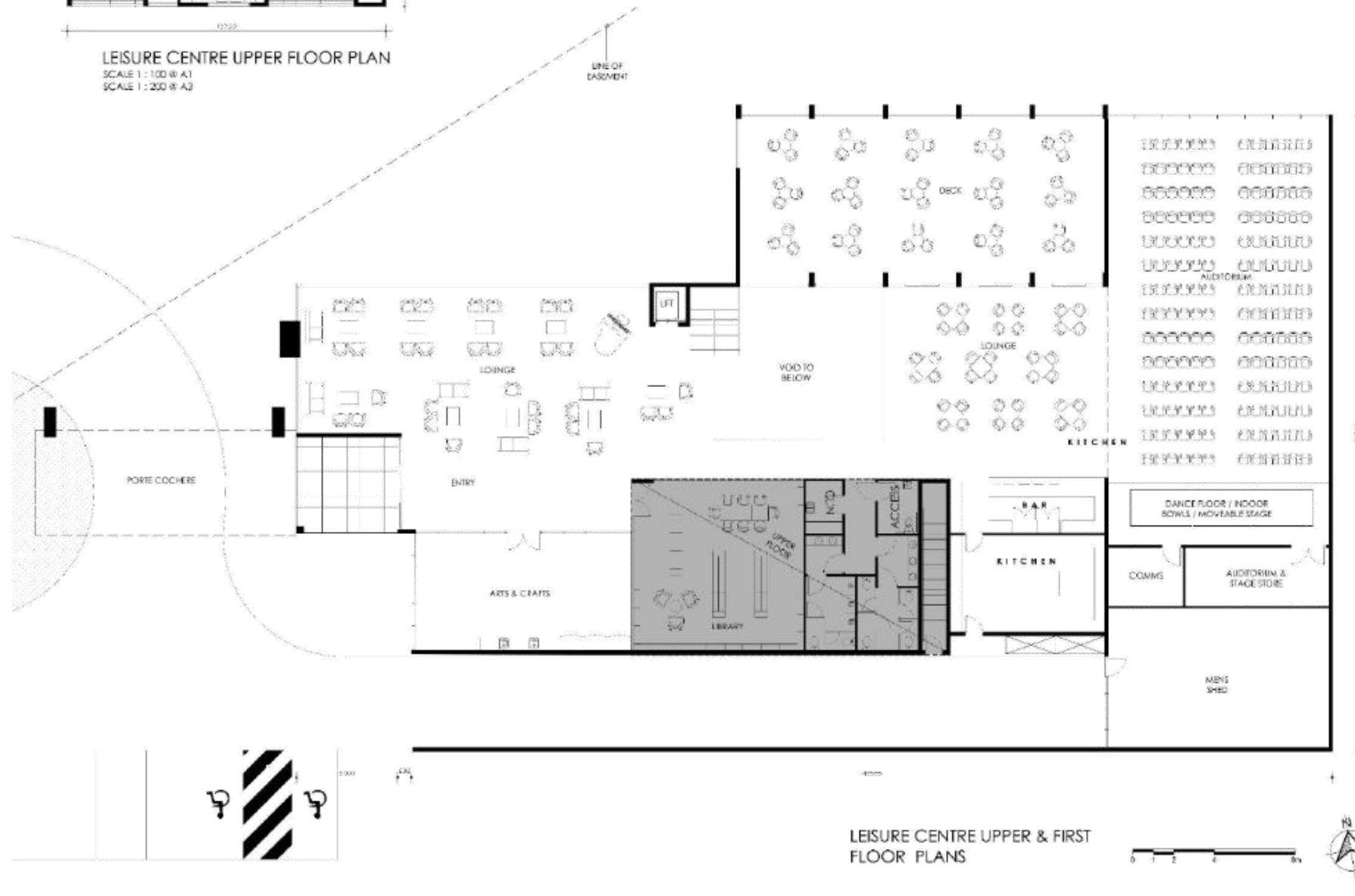
On site Caretaker residence is located on the upper floor of the Country Club to provide immediate response for security or safety concerns raised by Residents.



KEY PLAN
SCALE 1 : 7500 @ A1
SCALE 1 : 15000 @ A3



LEISURE CENTRE LOWER FLOOR PLANS





DWELLING COLOURS AND FINISHES



SCHEME NO.	ROOF	GUTTER	FASCIA	CLADDING	GARAGE DOOR	RENDER	FRONT DOOR	DOOR + WINDOW FRAMES
1	COLORBOND WINDSPRAY	COLORBOND WINDSPRAY	COLORBOND WINDSPRAY	ULTRAWOOD DARK CEDAR	COLORBOND WINDSPRAY	DULUX LEXICON QUARTER	DULUX VIVID WHITE	COLORBOND WINDSPRAY
2	COLORBOND SURFMIST	COLORBOND SURFMIST	COLORBOND SURFMIST	ULTRAWOOD DARK CEDAR	COLORBOND BRIGHT WHITE	DULUX LEXICON	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
3	COLORBOND PEARL WHITE	COLORBOND PEARL WHITE	COLORBOND PEARL WHITE	COLORBOND RIVER SAND	COLORBOND PEARL WHITE	COLORBOND SURFMIST	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
4	COLORBOND SURFMIST	COLORBOND SURFMIST	COLORBOND SURFMIST	DULUX VIVID WHITE	COLORBOND BRIGHT WHITE	DULUX UNSEED	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
5	COLORBOND SURFMIST	COLORBOND SURFMIST	COLORBOND SURFMIST	ULTRAWOOD DARK CEDAR	COLORBOND SURFMIST	DULUX LINCEED 1/4	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
6	COLORBOND SURFMIST	COLORBOND DUNE	COLORBOND DUNE	ULTRAWOOD DARK CEDAR	COLORBOND WALLABY	DULUX LEXICON	DULUX HAZEL WHITE	COLORBOND SURFMIST
7	COLORBOND SURFMIST	COLORBOND SURFMIST	COLORBOND SURFMIST	ULTRAWOOD DARK CEDAR	COLORBOND PEARL WHITE	COLORBOND SURFMIST	DULUX HAZEL WHITE	POWDERCOATED PEARL WHITE
8	COLORBOND WINDSPRAY	COLORBOND WINDSPRAY	COLORBOND WINDSPRAY	ULTRAWOOD DARK CEDAR	COLORBOND WINDSPRAY	DULUX LEXICON	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
9	COLORBOND WALLABY	COLORBOND WALLABY	COLORBOND WALLABY	COLORBOND WALLABY	COLORBOND WALLABY	DULUX VIVID WHITE	DULUX VIVID WHITE	POWDERCOATED PEARL WHITE
10	COLORBOND DUNE	COLORBOND DUNE	COLORBOND DUNE	DULUX CAROUSE	COLORBOND SURFMIST	DULUX DEWINE	COLORBOND WALLABY	COLORBOND WALLABY
11	COLORBOND DUNE	COLORBOND DUNE	COLORBOND DUNE	ULTRAWOOD DARK CEDAR	COLORBOND BRIGHT WHITE	COLORBOND SURFMIST	COLORBOND SURFMIST	COLORBOND DUNE
						DULUX LEXICON	COLORBOND DUNE	COLORBOND DUNE

The scheme proposed a range of 6 typologies with a mix of up to 4 facades per dwelling, this will create variety and interest within the streetscapes.

Buildings feature a colour pallet of muted warm tones with light coloured colorbond roofing and charcoal highlights.

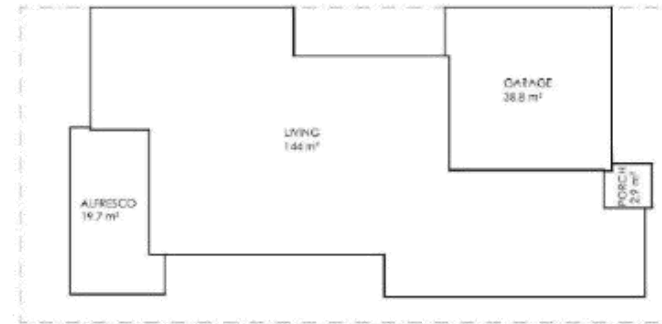
All homes are designed to be built in sections and the type of both internal and external finishes are used in an architectural manner to meet this requirement. Further Architectural details provide:

- Sight lines for living spaces
- Maximum solar access to each residence
- Balconies integrated and connect to living spaces
- natural cross ventilation

DWELLING TYPE 1 - ELEVATED HOME SITE



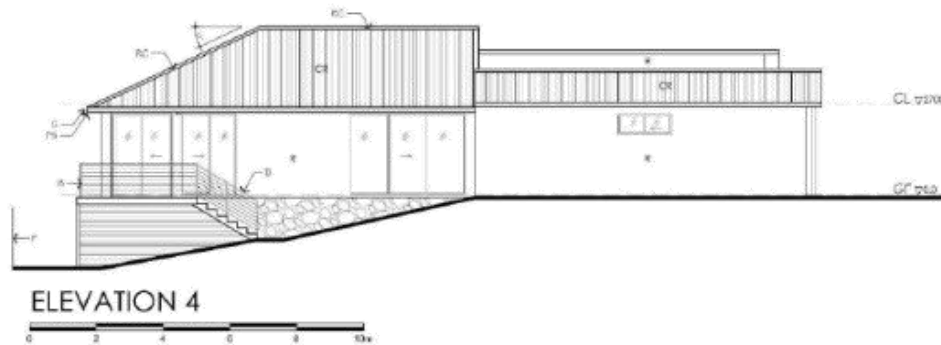
PERSPECTIVE



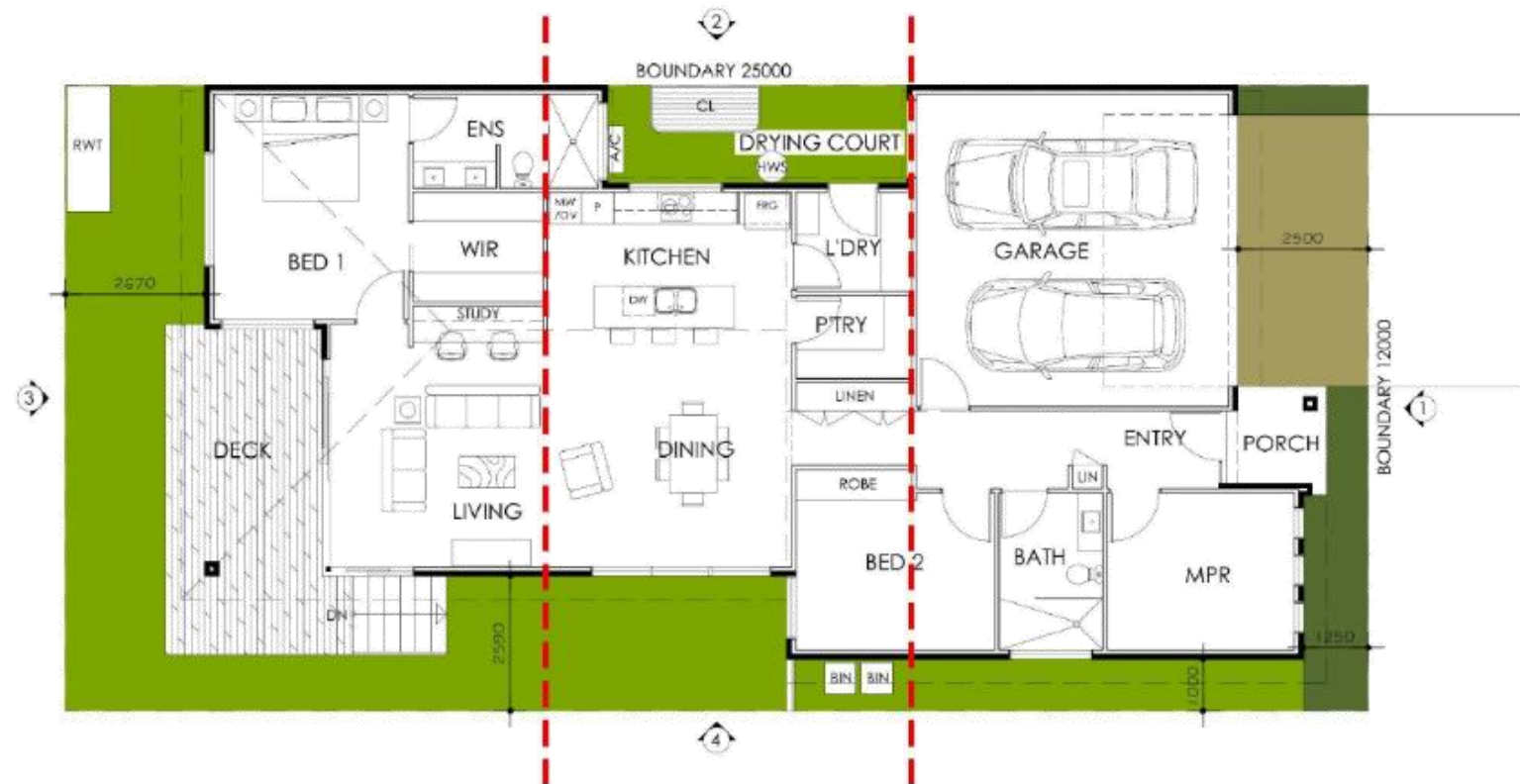
AREA PLAN



AREA TABLE	
LIVING AREA	144 m ²
GARAGE	38.8 m ²
BALCONY	19.7 m ²
PORCH	2.9 m ²
TOTAL	205.4 m ²
SITE	300 m ²



ELEVATION 4



GROUND FLOOR PLAN



House section Line - - - -

The homes are designed to be constructed in major sections, both vertical & horizontal.

DWELLING TYPE 2 – 2 STOREY HOME SITE

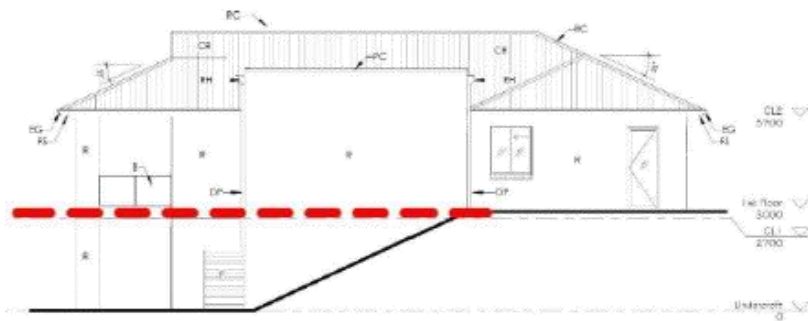


FIRST FLOOR PLAN



AREA TABLE - FIRST FLOOR	
LIVING AREA	151 m ²
BALCONY	25 m ²
TOTAL	176 m ²

FIRST FLOOR - AREA PLAN



ELEVATION 4



--- House section Line



UNDER CROFT FLOOR - AREA PLAN

AREA TABLE - UNDERCROFT FLOOR	
ENTRY	26 m ²
GARAGE	55 m ²
TOTAL	81 m ²
SITE	340 m ²



UNDER CROFT FLOOR PLAN

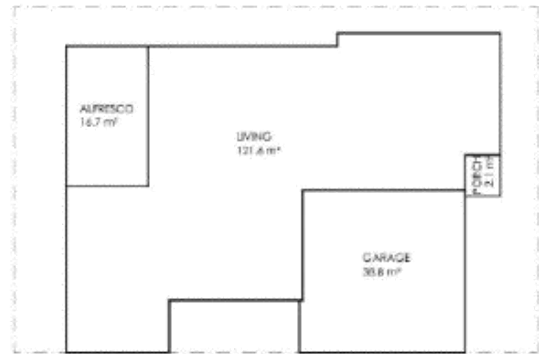
DWELLING TYPE 3 – ON GROUND LARGE SITE



PERSPECTIVE



GROUND FLOOR PLAN



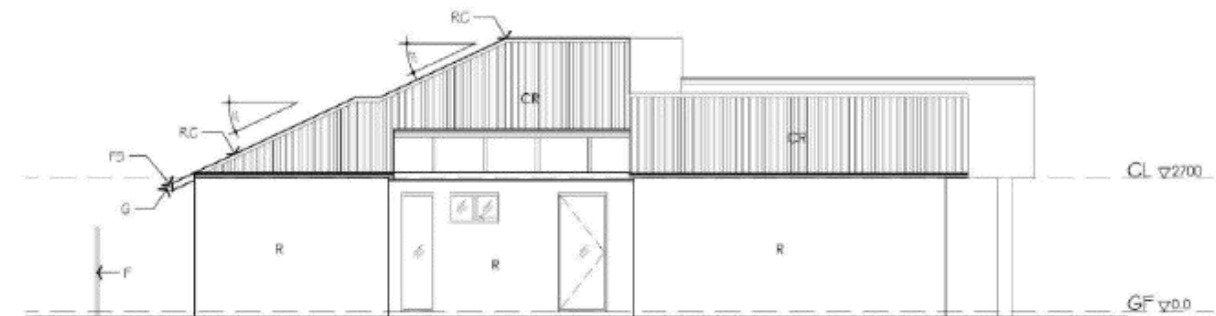
AREA PLAN



AREA TABLE	
LIVING AREA	121.6 m ²
GARAGE	38.8 m ²
ALFRESCO	16.7 m ²
PORCH	2.1 m ²
TOTAL	179.2 m ²
SITE	264 m ²

House section Line — — —

The homes are designed to be constructed in major sections, both vertical & horizontal.



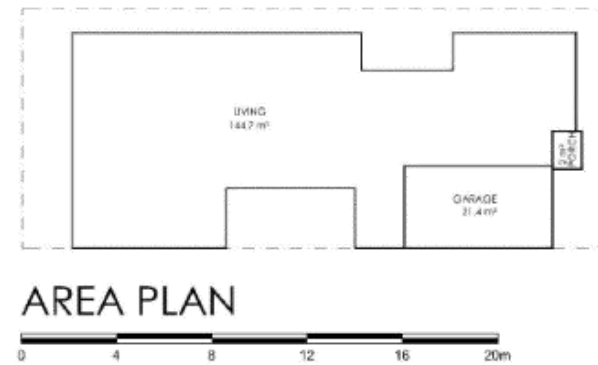
ELEVATION 2



DWELLING TYPE 4 – ON GROUND SMALL SITE



PERSPECTIVE



AREA TABLE	
LIVING AREA	144.7 m ²
GARAGE	21.4 m ²
PORCH	2 m ²
TOTAL	168.1 m²
SITE	250 m ²



DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
12861.5 DA L001	site analysis - images	E	6/12/19
12861.5 DA L002	site analysis - existing conditions	E	6/12/19
12861.5 DA L003	site analysis - proposed development	E	6/12/19
12861.5 DA L101	concept - design principles	E	6/12/19
12861.5 DA L102	concept - masterplan	E	6/12/19
12861.5 DA L103	concept - detail plan a	E	6/12/19
12861.5 DA L104	concept - detail plan b	E	6/12/19
12861.5 DA L201	diagram - circulation	E	6/12/19
12861.5 DA L202	diagram - fencing / walls	E	6/12/19
12861.5 DA L203	diagram - paving types	E	6/12/19
12861.5 DA L204	diagram - community facilities	E	6/12/19
12861.5 DA L205	diagram - planting	E	6/12/19
12861.5 DA L206	diagram - proposed trees	E	6/12/19
12861.5 DA L301	detail area - entry	E	6/12/19
12861.5 DA L302	detail area - village green	E	6/12/19
12861.5 DA L303	detail area - club house	E	6/12/19
12861.5 DA L304	detail area - site interface	E	6/12/19
12861.5 DA L401	plant schedules	E	6/12/19

landscape development application

CHOICE LIVING AVOCA
 CHOICE LIVING AVOCA DEVELOPMENT PTY LTD
 255 AVOCA DRIVE, KINCUMBER NSW



site analysis - images | L001

CHOICE LIVING AVOCA



A. WESTERN APPROACH TO THE SITE ON AVOCA DRIVE



E. SOUTHERN WATER COURSE



B. VIEW SOUTH WEST ALONG ENTRY ROAD TOWARDS LAKE



F. VIEW NORTH TOWARDS SITE FROM BUSH AREA



C. TREES AFFECTED BY PROPOSED ROAD WIDENING



G. VIEW OF HOMESTEAD LOOKING NORTH EAST



D. VIEW SOUTH TOWARDS STABLES ON HIGH POINT



H. VIEW NORTH WEST ACROSS NORTHERN PADDOCKS



E 01/10 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: 1:500

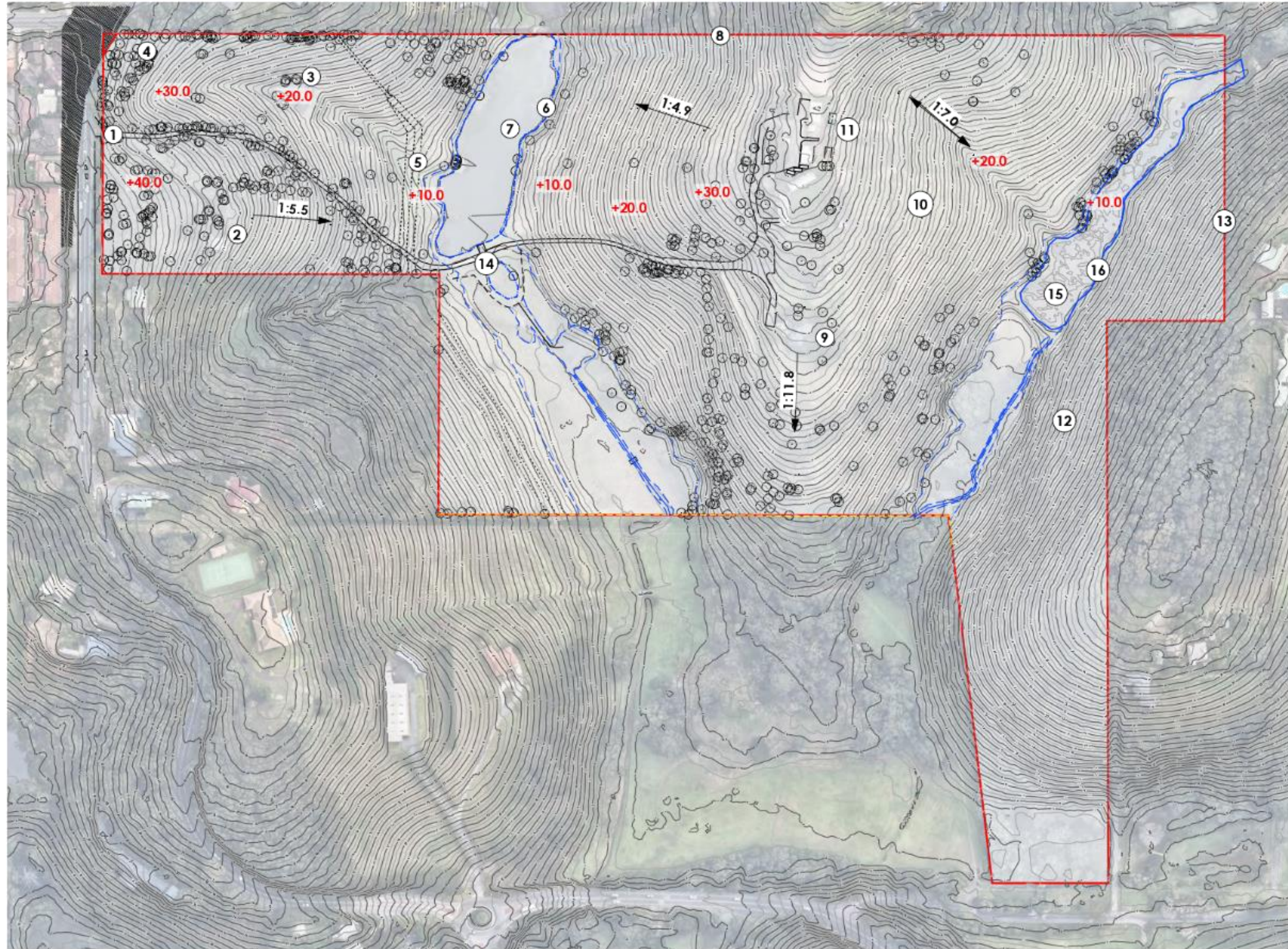
JOB NUMBER: 12861.5 DA L001 E



terras
landscape architects
412 BING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.OZ.AU Ph: 49 29 4929 Fax: 49 262 0097

site analysis - existing conditions | L002

CHOICE LIVING AVOCA



- NOTES**
- ① EXISTING ENTRY TO THE SITE FROM AVOCA DRIVE
 - ② EXISTING RESIDENCE (REFER IMAGE G)
 - ③ FARM DAM WITHIN VALLEY
 - ④ TREED CORNER PROVIDES SCREENING OF VIEWS INTO SITE FROM AVOCA DRIVE. AFFECTED BY FUTURE ROAD WIDENING WORKS PROPOSED (REFER IMAGE A)
 - ⑤ RISING SEWER MAINS THROUGH THE SITE
 - ⑥ SOUTHERN WATERCOURSE FLOOD EXTENTS
 - ⑦ EXISTING SOUTHERN WATERCOURSE
 - ⑧ MIXTURE OF EXOTIC PLANTINGS ALONG BOUNDARY INCLUDING FICUS AND LIQUIDAMBAR
 - ⑨ EXISTING HOMESTEAD (REFER IMAGE G)
 - ⑩ FENCED HORSE PADDOCKS TO THE NORTH OF RESIDENCE
 - ⑪ STABLES AND ASSOCIATED SHEDS
 - ⑫ TREED HILLSIDE
 - ⑬ TREED HILLSIDE WITH NEIGHBOURS TO THE NORTH. VIEWS MOSTLY SCREENED TO PROPOSED SITE BY EXISTING VEGETATION
 - ⑭ CAUSEWAY
 - ⑮ EXISTING NORTHERN WATERCOURSE
 - ⑯ NORTHERN WATERCOURSE FLOOD EXTENTS

E 012/19 DA ISSUE
 RV DATE 05/04/19

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
 DEVELOPMENT PTY LTD**

TERRAS ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: A3

JOB NUMBER: 12861.5 DA L002 E

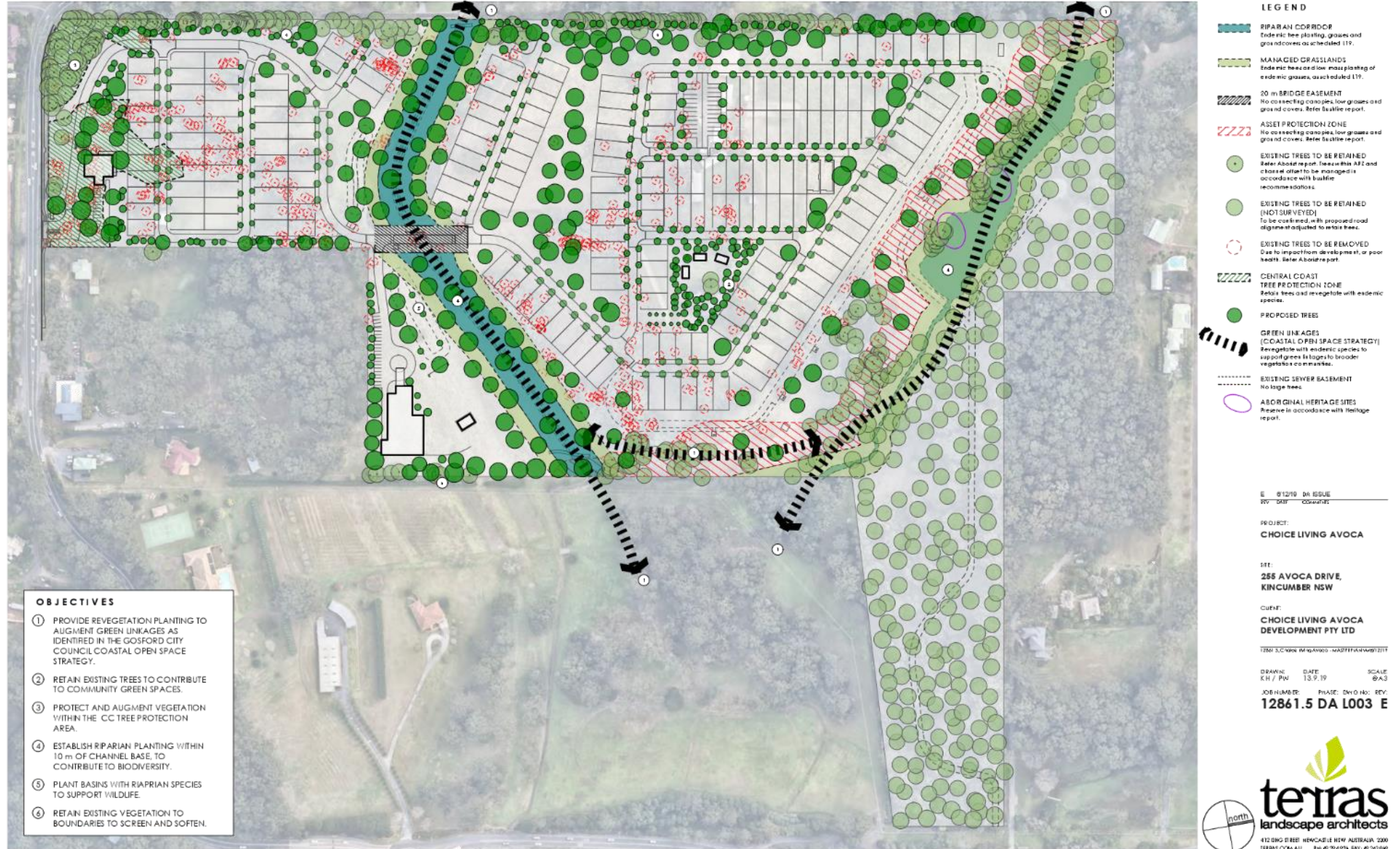
1 SITE ANALYSIS
 L002 Scale: 1:2750

412 BING STREET NEWCASTLE NSW AUSTRALIA 2300
 TERRAS.COM.AU Ph: 49 29 4929 Fax: 49 262 0097

site analysis - proposed development | L003

CHOICE LIVING AVOCA

DIAGRAM : CONSTRAINTS TO LANDSCAPING ARISING FROM PREVAILING SITE CONDITIONS AND THE DEVELOPMENT



concept - design principles | L101

CHOICE LIVING AVOCA



PROVIDE A LEGIBLE DESIGN SIGNATURE THROUGHOUT THE SITE WITH THE CO-ORDINATION OF SITE ELEMENTS, MATERIALS AND SIGNAGE



DESIGN PRINCIPLES

THE PROPOSED LANDSCAPE DESIGN BUILDS ON THE EXISTING CHARACTER OF THE SITE PROVIDING OPPORTUNITIES FOR RESIDENTS TO EXPLORE AND ENJOY THE BUSHLAND SETTING THE SITE ALLOWS.

NATIVE VEGETATION OCCURRING ON THE PERIMETER OF THE SITE IS TO BE RETAINED. THIS WILL FORM THE RECREATIONAL OPEN SPACE AND ASSET PROTECTION ZONES IN PARTICULAR THE TREEN AREA TO THE NORTH OF THE PROPOSED DEVELOPMENT AREA.

IN ESSENCE THE NATIVE PLANTING THEME HAS BEEN DRAWN THROUGH THE SITE TO REFLECT THE CHARACTER OF THE EXISTING ENVIRONMENT.

OF PARTICULAR NOTE IS THE SOUTHERN RIPARIAN CORRIDOR AND THE RETAINED VEGETATION TO THE NORTH OF THE PROPOSED DEVELOPMENT SITE. VEGETATION MANAGEMENT AND PURPOSEFUL DESIGN HAS BEEN INTEGRATED TO PROVIDE A VARIETY OF EXPERIENCES AND OPPORTUNITIES FOR OUTDOOR ACTIVITY

STREETScape

STREETS PROVIDE THE PRIMARY CIRCULATION ROUTES AND ARE DESIGNED TO REDUCE THE DOMINANCE OF CARS

- FEATURE PAVING AT STREET INTERSECTIONS
- SHARED PEDESTRIAN AND VEHICULAR USE
- ENTRY ROAD BECOMES A GREEN CORRIDOR
- ALIGNED TO PROVIDE VIEWS OF WOODLAND AND NATURAL LANDSCAPES



ENCOURAGE ACTIVITY AND EXPLORATION OF THE ENVIRONMENT



SPECIAL LANDSCAPED AREAS

THESE AREAS ARE WITHIN THE INTERNAL LANDSCAPE BUT HAVE BEEN GIVEN SPECIAL TREATMENT TO INCREASE INTERACTION WITH NATURE AND PROVIDE AN IMPROVED ECOLOGICAL AND VISUAL AMENITY.

COMMUNITY FACILITIES

THE COMMUNITY FACILITIES ARE THE HUB OF THE SOCIAL ASPECT OF COMMUNITY LIFE.

- ACTIVITY AREAS - BOWLING GREEN, TENNIS COURT, SWIMMING POOL
- ENTERTAINING - AUDITORIUM, LIBRARY, LOUNGE
- CONNECTIVITY TO COMMUNITY - ACCESS PATHWAYS
- YOGA PLATFORM
- FITNESS NODES
- FACILITIES ARE OF VARIOUS TYPES AND SIZES AND POSITIONED THROUGHOUT THE DEVELOPMENT TO ASSIST IN SOCIAL INTERACTIONS, ENCOURAGE ACTIVITY & PROVIDE AMENITY.

VILLAGE GREEN

THE VILLAGE GREEN IS PROPOSED AS A CENTRAL SPACE FOR RESIDENTS TO MEET IN SMALLER GROUPS

RIPARIAN CORRIDOR

CAREFUL MANAGEMENT OF THE RIPARIAN CORRIDOR IS PROPOSED WITH CONSIDERATION FOR ECOLOGICAL CONSTRAINTS TO ACHIEVE A MANAGED GRASSLAND WITH WALKING TRAIL FOR RESIDENTS TO ENJOY

COMMUNITY GARDENS

THESE HAVE BEEN LOCATED TO PROVIDE OPPORTUNITIES FOR RESIDENTS TO WORK TOGETHER IN AN OUTDOOR ENVIRONMENT

DOG PARK

ENCLOSED AREA FOR RESIDENTS TO MEET WHERE DOGS CAN BE SAFELY OFF LEASH WITH MINIMAL IMPACT TO LOCAL FAUNA

MANAGED VEGETATION AREAS

APT - NEW TREE PLANTING TO BE SPACED MIN 5m BETWEEN CANOPIES. UNDERSTORY TO BE MOWN GRASS.

GREEN OPEN SPACE AROUND THE PERIMETER OF THE DEVELOPMENT TO BE UTILISED FOR MULTIPLE PURPOSES:

- MANAGED VEGETATION TO MEET FIRE SAFETY REQUIREMENTS
- WALKING PATH
- VISUAL AMENITY TO ENHANCE RESIDENTS' EXPERIENCE

CIRCULATION PATHS

A NETWORK OF CIRCULATION LINKAGES HAVE BEEN ESTABLISHED PROVIDING OPPORTUNITIES FOR RESIDENTS TO WALK/RIDE AND ENJOY THE OUTDOORS INCLUDING ACCESSING THE LINK AROUND THE RIPARIAN CORRIDOR AND THE BUSHLAND TO THE NORTH OF THE SITE



NATIVE PLANTING TO ALLOW THE PROPOSED SCHEME TO SIT WELL AND COMPLEMENT WITHIN THE CONTEXT OF THE SURROUNDING LANDSCAPE



E 01219 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
DEVELOPMENT PTY LTD**

12861.5_Chibok_Mtg_AvoCA - MASTER PLAN 12/17

DRAWN: DATE SCALE
I.H / P.W 13.9.19 @A3

JOB NUMBER: PHASE: DWG NO: REV:
12861.5 DA L101 E



concept- masterplan | L102

CHOICE LIVING AVOCA



- NOTES**
- ① ADMIN BUILDING
 - ② MAIN ENTRY TO SITE FROM AVOCA DRIVE
 - ③ RIPARIAN CORRIDOR DRAINAGE CHANNEL
 - ④ COMMUNITY CENTRE
 - ⑤ VILLAGE GREEN
 - ⑥ FENCED DOG PARK
 - ⑦ BUSH WALKING TRACK THROUGH RETAINED VEGETATION
 - ⑧ COMMUNITY GARDEN AND SHED
 - ⑨ EXERCISE CIRCUIT
 - ⑩ YOGA DECK

E 012/19 DA ISSUE
 REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
 DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN	DATE	SCALE
KH / PW	13.9.19	①A3

JOB NUMBER: PHASE: DWG NO: REV:
12861.5 DA L102 E

1 MASTERPLAN
 L102 Scale: 1:2500



concept- detail plan a | L103

CHOICE LIVING AVOCA



NOTES

- ① PLANTING OF CANOPY TREES TO ESTABLISH BUFFER BETWEEN DEVELOPMENT AND AVOCA DRIVE IN ANTICIPATION OF ROAD WIDENING WORKS
- ② PETANQUE COURSE SET WITHIN OPEN LAWN AREA ADJACENT TO GAMES ROOM
- ③ SCATTERED MIXED PLANTING OF CANOPY TREES PROVIDE BUFFER TO PROPOSED DEVELOPMENT COMPLEMENTING EXISTING TREES
- ④ EXISTING TREES IN TURF TO REMAIN
- ⑤ FEATURE PAVING NODES AT ROAD INTERSECTIONS OF GRANITE SETS WITH EXPOSED AGGREGATE CONCRETE AT PEDESTRIAN CROSSOVERS
- ⑥ 2000MM WIDE DECOGRANITE MAINTENANCE / WALKING TRACK
- ⑦ CANOPY PLANTING IN TURF TO EASTERN BOUNDARY TO PROVIDE SCREENING OF PROPOSED DEVELOPMENT
- ⑧ RIPARIAN CORRIDOR ALONG DRAINAGE CHANNEL TO BE VEGETATED (REFER TO VEGETATION MANAGEMENT PLAN) TO PROVIDE ECOLOGICAL HABITAT WITH LOW MASS PLANTING OF GRASSES AND GROUNDCOVERS AND MANAGED GRASSLAND WITH SCATTERED CANOPY TREES SEATING OPPORTUNITIES PROVIDED ON PERIPHERY
- ⑨ PLANTING OF LARGE CANOPY TREES LOCALLY OCCURRING WITHIN THE SITE INCLUDING EUCALYPTUS SALIGNA (BLUE GUM), EUCALYPTUS PULULARIS (BLACKBUTT) AND STYMARIA GLOMULIFERA (TURPENINE) TO RE-ESTABLISH SIGNIFICANT TREES ON THE SITE AND PROVIDE TREETOP LOOK FROM LOTS
- ⑩ BIO-RETENTION BASIN TO BE PLANTED WITH RIPARIAN SPECIES
- ⑪ FOOTPATH PROVIDES LINK BETWEEN NORTHERN SITES AND COMMUNITY FACILITIES
- ⑫ HENS SHED
- ⑬ BOARDWALK PROVIDES LINK TO NORTHERN SITES
- ⑭ SECURE ENTRY GATE

E 012/19 DA ISSUE
 REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
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 DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/01/19

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: @A3

JOB NUMBER: 12861.5 DA L103 E. PHASE: DWG NO: REV:

① MASTERPLAN - PART A
 L103 Scale: 1:1500



concept- detail plan b | L104

CHOICE LIVING AVOCA



NOTES

- ① VILLAGE GREEN PROVIDES COMMUNITY GATHERING SPACE FOR ACTIVITIES (REFER TO PAGE L1) EXISTING TREES TO BE RETAINED
- ② PUTTING GREEN
- ③ COMMUNITY GARDENS IN RAISED BEDS WITH ASSOCIATED SHED, BBQ AND PICNIC SHELTER
- ④ PLANTING OF LARGE CANOPY TREES TO ENDS OF LOTS
- ⑤ FITNESS STATIONS
- ⑥ YOGA PLATFORM WITH ROOF PROVIDES LOCATION FOR MULTI USE
- ⑦ MASS PLANTED BED RETENTION BASIN
- ⑧ CARAVAN PARKING
- ⑨ FENCED DOG PARK



E 012/19 DA ISSUE
 REV DATE COMMENTS

PROJECT:
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SITE:
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CLIENT:
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 DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: ①A3

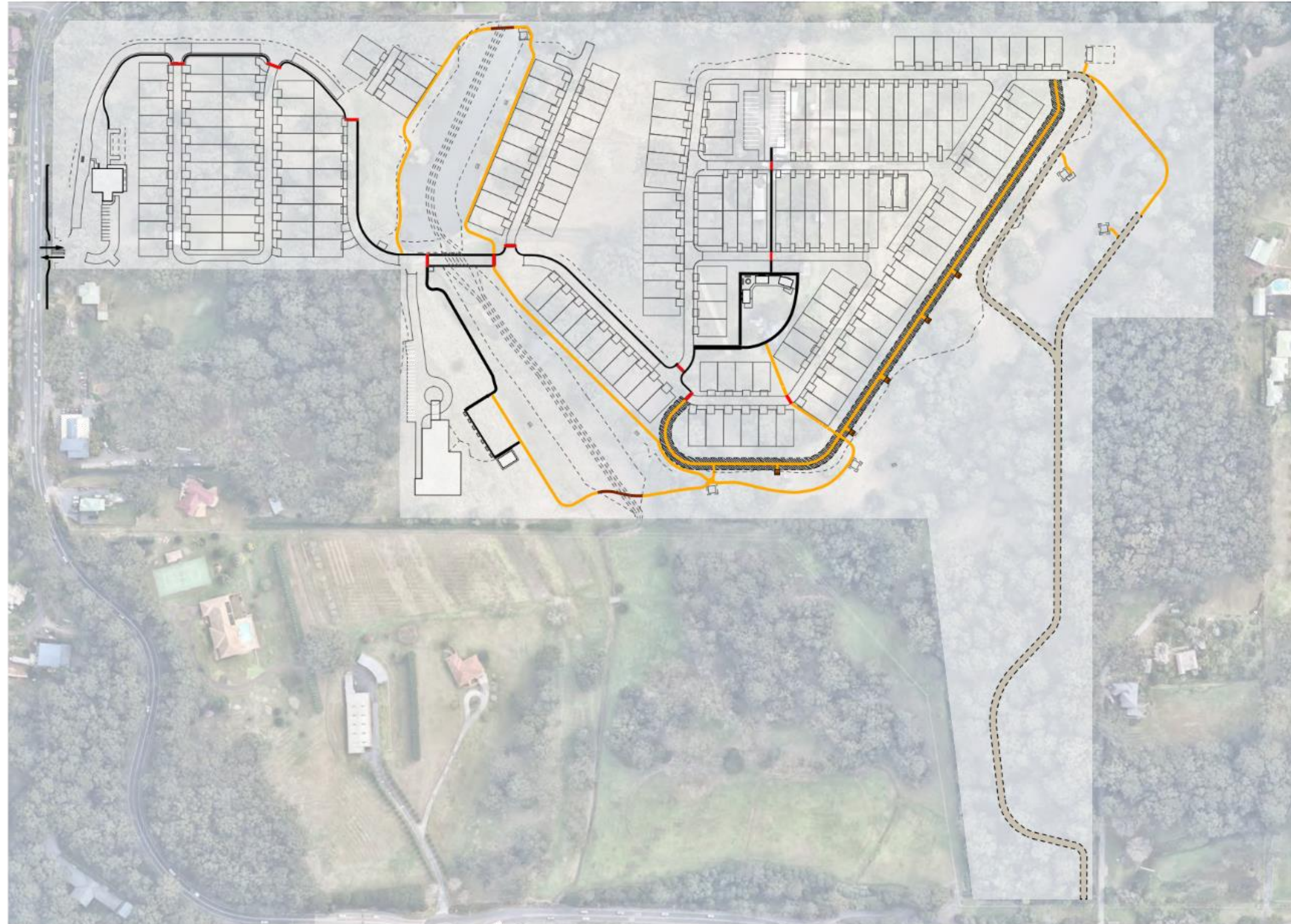
JOB NUMBER: 12861.5 DA L104 E PHASE: DAY 0 NO. REV:

2 MASTERPLAN - PART B
 L104 Scale: 1:1500



diagram - circulation | L201

CHOICE LIVING AVOCA



- CIRCULATION**
- ROAD CROSSING
 - FOOTPATHS
 - INFORMAL WALKING TRACKS
 - RRE TRAIL
 - GRAVEL CONSTRUCTION ROAD / FUTURE WALKING TRACK
 - BOARDWALK
 - ← VEHICULAR ENTRY / EXIT

E 012/10 DA ISSUE
 REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
 DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19. SCALE: 1:500

JOB NUMBER: 12861.5 DA L201 E. PHASE: DA/0. NO: REV:



diagram - fencing / walls | L202

CHOICE LIVING AVOCA



- FENCE TYPES**
- ■ ■ ■ F1 - BLACK POST AND RAIL FENCE
 - ● ● ● ● F2 - 3m HIGH TENNIS COURT FENCE
 - F3 - 1.8m SECURITY FENCE
- WALL TYPES**
- W1 - CUT SANDSTONE FEATURE WALL
 - W2 - SANDSTONE RETAINING WALL

E 012/10 DA ISSUE
 REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
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 DEVELOPMENT PTY LTD**

12861.5 DA L202 E

DRAWN: K.H / P.W. DATE: 13.9.19. SCALE: @A3

JOB NUMBER: 12861.5 DA L202 E. PHASE: DA/0. NO: REV:



diagram - paving types | L203

CHOICE LIVING AVOCA



- PAVING TYPES**
- P1 - ROADS
PLAIN CONCRETE
 - P2 - DRIVEWAYS & CROSSING
GRIT BLAST COLOURED CONCRETE
 - P3 - INTERSECTIONS
HONED COBBLESTONES
 - P4 - FOOTPATHS
COLOURED CONCRETE
 - P5 - INFORMAL WALKING TRACKS
DECOMPOSED GRANITE
 - P6 - FEATURE AREAS
SANDSTONE PAVERS
 - P7 - BOARDWALKS
COMPOSITE DECKING
 - P8 - TRUEGRID PERMEABLE PAVER
ACCESS PATH
 - GRAVEL CONSTRUCTION ROAD

E 012/10 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
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TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2017/11

DRAWN: KH / PW DATE: 13.9.19 SCALE: 1:500

JOB NUMBER: 12861.5 DA L203 E



diagram - community facilities | L204

CHOICE LIVING AVOCA



- FACILITIES**
- ① PETANQUE PITCH
 - ② PARKING
 - ③ YOGA DECK
 - ④ TENNIS COURT
 - ⑤ BOWLING GREEN
 - ⑥ PUTTING GREEN
 - ⑦ VILLAGE GREEN
 - ⑧ MENS SHED
 - ⑨ INDOOR POOL
 - ⑩ COMMUNITY GARDEN
 - ⑪ COUNTRY CLUB
 - ⑫ SEAT
 - ⑬ EXERCISE STATION
 - ⑭ SHELTER
 - ⑮ DOG PARK
 - ⑯ ADMIN BUILDING

E 012/19 DA ISSUE
 REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
 KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
 DEVELOPMENT PTY LTD**

TERMS, CONDITIONS AND AGREEMENTS - MASTER PLAN 2017

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: ①A3

JOB NUMBER: 12861.5 DA L204 E PHASE: DA/0 NO: REV:



STREET SIGNAGE WITH SANDSTONE BASE | BRASS INLAY FOR HERITAGE INTERPRETATION | SHELTERS LOCATED ALONG WALKING PATHS | ARCHITECTURAL STREET LIGHTING



diagram - planting | L205

CHOICE LIVING AVOCA

DIAGRAM : PLANTING STRATEGY AS DEVELOPED IN THE LANDSCAPE MASTERPLAN BASED ON CONSTRAINTS AND OBJECTIVES OUTLINED ON L003



- PLANTING**
- RIPARIAN PLANTING
Species selected from
Revegetation Plant Schedule
 - MANAGED GRASSLANDS
Species selected from
Revegetation Plant Schedule
 - MASS PLANTING
Species selected from the
Plant Schedule
 - TURF
 - PROPOSED TREES
 - EXISTING TREES RETAINED
 - EXISTING TREES RETAINED
Not surveyed - TBC
 - CONSTRAINTS
Refer L003

E 012/19 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
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DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019/11

DRAWN: K.H. / P.W. DATE: 13.9.19 SCALE: @A3

JOB NUMBER: 12861.5 DA L205 E PHASE: DAY 0 NO: REV:



diagram - proposed trees | L206

CHOICE LIVING AVOCA



- STREET TREES**
- GLOCHIDION FERDINANDI
 - CORYMBIA FICIFOLIA "MILDRRE"
 - EUCALYPTUS "BUCY DWARF"
 - CORYMBIA "LITTLESPOTTY"
 - CALLISTEMON VIMINALIS
 - CORYMBIA EXIMIA "NANA"
- SITE TREES**
AS PER PLANTSCHEDULE / L401
- RIPARIAN / APZ TREES**
AS PER PLANTSCHEDULE / L401

A NATIVE THEME HAS BEEN DEVELOPED FOR THE SITE TO ENSURE THE PROPOSED SCHEME SITS WELL WITHIN THE CONTEXT OF THE SURROUNDING LANDSCAPE. SMALLER TREES HAVE BEEN SELECTED TO ENABLE SOLAR ACCESS AND VIEWS. GLOCHIDION FERDINANDI HAS BEEN SELECTED AS THE FEATURE TREE TO BE USED ALONG THE ENTRY AVENUE TO CREATE A GREEN SPINE. THESE ARE FOUND WITHIN THE COASTAL NARRABEEN SHRUB FOREST WHICH OCCURS IN THE SOUTHERN PORTION OF THE SITE. FEATURE PLANTING OF CORYMBIA FICIFOLIA "MILDRRE" WILL BE USED AT SIGNIFICANT LOCATIONS TO CREATE INTEREST. IT IS PROPOSED THAT A STREET TREE WILL BE LOCATED CENTRALLY TO EACH LOT.

E 012/19 DA ISSUE
REV DATE DRAWN BY

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
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DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19. SCALE: 1:500
JOB NUMBER: 12861.5 DA L206 E. PHASE: DA/0. NO: REV:



detail area - entry | L301

CHOICE LIVING AVOCA



- NOTES**
- ① EXISTING TREES IN TURF TO BE RETAINED
 - ② BLACK POST AND RAIL FENCE CONTINUED ALONG BOUNDARY WITH AVOCA DRIVE
 - ③ FEATURE SIGNAGE WALL - 2000mm SANDSTONE FACED WALL WITH UIVING CHOICE SIGNAGE, FRAMING ENTRY TO THE SITE. DECO GRANITE AND MASS PLANTING AS SHOWN.
 - ④ EXFOLIATED COBBLES PROVIDE SLOWING EFFECT ON ENTRY CREATING THRESHOLD TO THE SITE WHILE ESTABLISHING LEGIBLE DESIGN SIGNATURE
 - ⑤ FEATURE STONE WALL REPEATED TO FRAME ENTRY TO SITE
 - ⑥ HEDGE PLANTING TO BOUNDARY
 - ⑦ ADMIN BUILDING SIGNAGE
 - ⑧ BLACK POST AND RAIL FENCE CONTINUED ALONG BOUNDARY
 - ⑨ SANDSTONE RETAINING WALL
 - ⑩ LARGE FEATURE CANOPY TREES EUCALYPTUS SALIGNA (BLUE GUM) AND EUCALYPTUS PILULARIS (BLACKBUTT) PROVIDE BACKDROP TO ENTRY



SANDSTONE SIGNAGE WALLS



POST AND RAIL RURAL STYLE FENCE



EXFOLIATED COBBLE TO THRESHOLDS



E 01/12/19 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
**CHOICE LIVING AVOCA
DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: ①A3

JOB NUMBER: 12861.5 DA L301 E PHASE: DA/0. NO: REV:

1 ENTRY FEATURE
L301 Scale: 1:200



detail area - village green | L302

CHOICE LIVING AVOCA



NOTES

- ① MULTIPURPOSE PAVILIONS, FOR SOCIAL GATHERINGS.
- ② STONE CHIMNEY OVEN REMINISCENT OF EARLY SETTLER DWELLING CHIMNEYS.
- ③ TIMBER PERGOLAS ALLOW VIEWS INTO VILLAGE GREEN, WHILST CONNECTING PAVILIONS FOR LARGER GATHERING OPPORTUNITIES.
- ④ TIMBER DECKING EXTENDS GATHERING SPACE.
- ⑤ COURTYARD WITH LARGE FEATURE TREE FOR PAVILION OVERFLOW OR SMALL GROUP GATHERING SPACE.
- ⑥ OPEN LEVEL GRASS AREA FOR INFORMAL LAWN GAMES AND SOCIAL ACTIVITIES. LAWN TO BE MAINTAINED TO A HIGH LEVEL, WITH POTENTIAL TO MIMIC EARLY SETTLERS AGRICULTURAL PATTERNS.
- ⑦ EXISTING TREES TO BE RETAINED.
- ⑧ SANDSTONE BLOCK TERRACING PROVIDES LEVELS CHANGE AND INFORMAL SEATING.
- ⑨ PATH LINKING TO GREATER CIRCULATION NETWORK. STEPS AND TERRACING WITH SANDSTONE LOGS AND MASS PLANTING TO ACCOMMODATE LEVEL CHANGE.
- ⑩ PATH LINKING TO GREATER CIRCULATION NETWORK.
- ⑪ TREES AND PLANTING TO PROVIDE GREEN OUTLOOK AND PRIVACY FOR SURROUNDING UNITS.



MODERN ARCHITECTURAL STYLE WITH RUSTIC AUSTRALIAN EARLY SETTLERS INSPIRED MATERIALS INCLUDING RECYCLED TIMBER BEAMS, SANDSTONE WALLS AND UNIT PAVING.

E 012/19 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
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DEVELOPMENT PTY LTD**

TERRAS CONSULTING ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: A3

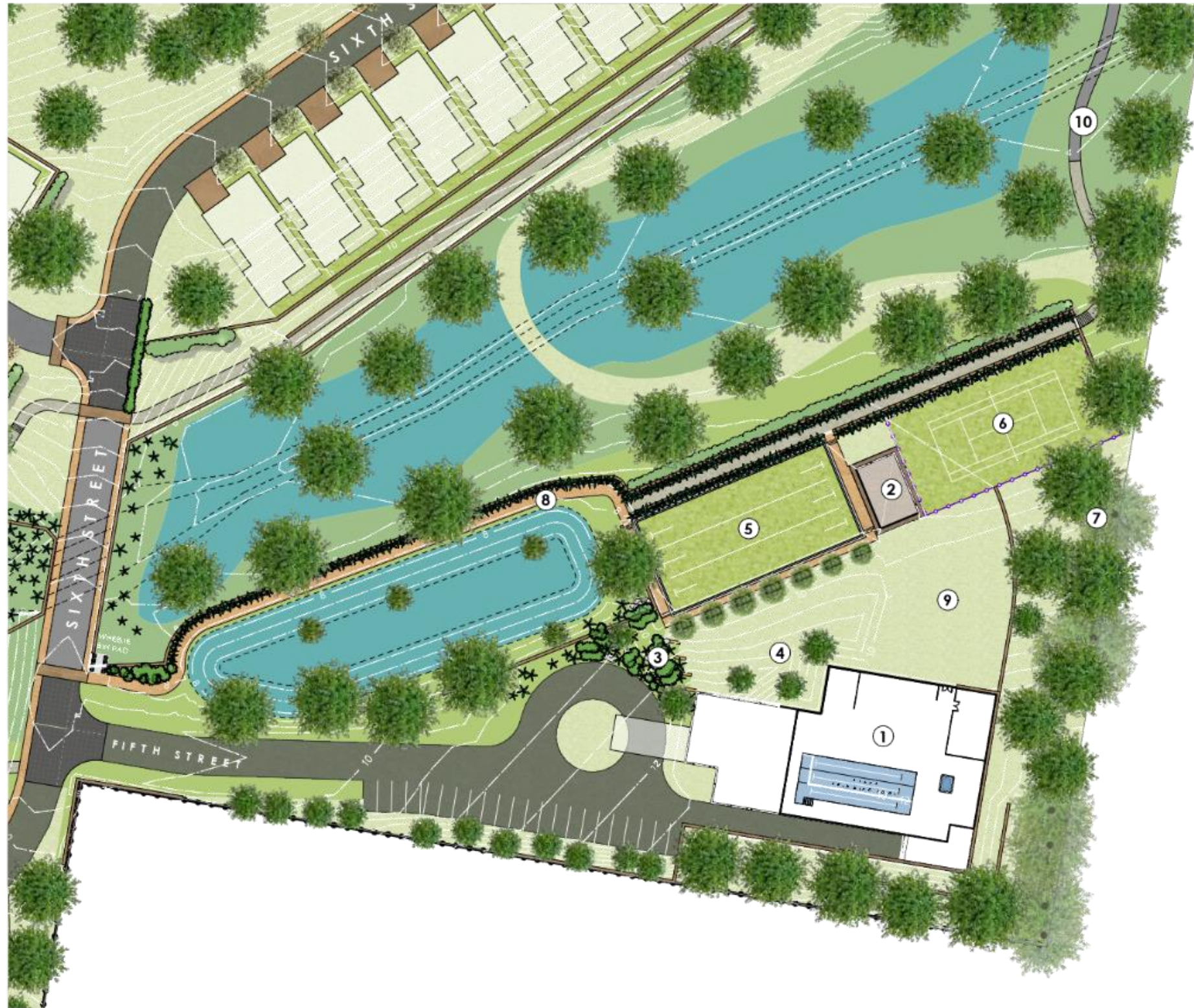
JOB NUMBER: 12861.5 DA L302 E

2 VILLAGE GREEN
L302 Scale: 1:350



detail area - club house | L303

CHOICE LIVING AVOCA



- ① CLUB HOUSE WITH FACILITIES.
- ② CENTRAL SHELTER.
- ③ SANDSTONE, BUSH ROCK AND MASS PLANTING TERRACING.
- ④ GRASSED BATTER WITH SMALL FEATURE TREE PLANTING.
- ⑤ BOWLING GREEN
- ⑥ TENNIS COURT
- ⑦ EXISTING AND PROPOSED TREES PROVIDE SCREENING FOR NEIGHBOURING PROPERTIES
- ⑧ ACCESS PATH WITH MASS PLANTING AND RETAINING WALLS.
- ⑨ OPEN LAWN AREA PROVIDES SPACE FOR A VARIETY OF USES INCLUDING GAMES, OPEN AIR CINEMA AND TEMPORARY MARQUEES FOR SPECIAL EVENTS.
- ⑩ INFORMAL WALKING PATHS WITH FIRE PROOF DECKING OVER RIPARIAN CORRIDOR.

① ENTRY FEATURE
L303 Scale: 1:750

E 012/19 DA ISSUE
RV DRY 05/04/19

PROJECT:
CHOICE LIVING AVOCA

SITE:
255 AVOCA DRIVE,
KINCUMBER NSW

CLIENT:
CHOICE LIVING AVOCA
DEVELOPMENT PTY LTD

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: @A3

JOB NUMBER: 12861.5 DA L303 E PHASE: DRY 0. REV:



detail area - site interface | L304

CHOICE LIVING AVOCA



NOTES

- ① LANDSCAPING WITHIN LOTS TO BE UNDERTAKEN INDEPENDENTLY.
- ② NATIVE STREET TREES.
- ③ SANDSTONE BLOCK RETAINING WALLS.
- ④ MASS PLANTING TO SCREEN RETAINING WALLS AND PROVIDE PRIVACY TO SITES.
- ⑤ DECOMPOSED GRANITE WALKING TRACKS WITH STEPS AS REQUIRED TO ACCOMMODATE LEVELS.
- ⑥ NATIVE FEATURE TREE PLANTING TO PROVIDE SCREENING AND CONTRIBUTE TO CANOPY COVER AND DIVERSITY.
- ⑦ MANAGED GRASSLAND PLANTINGS AS NOMINATED IN BUSHFIRE REPORT.
- ⑧ GRIT BLAST CONCRETE BANDING TO DEFINE ROAD CROSSING POINTS AND LINK CIRCULATION PATHS.
- ⑨ COLOURED CONCRETE FOOTPATHS LINKING TO BROADER CIRCULATION NETWORK.
- ⑩ EXFOLIATED COBBLESTONE THRESHOLD SLOWS TRAFFIC TO PRIORITISE PEDESTRIAN CIRCULATION. STONE SELECTION TO BE SLIP RESISTANCE AND PRESENT NO TRIP HAZARDS.

E 012/19 DA ISSUE
REV DATE DESCRIPTION

PROJECT:
CHOICE LIVING AVOCA

SITE:
**255 AVOCA DRIVE,
KINCUMBER NSW**

CLIENT:
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DEVELOPMENT PTY LTD**

TERRAS LANDSCAPE ARCHITECTS - MASTERPLAN/01/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: 1:500

JOB NUMBER: 12861.5 DA L304 E



terras
landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.CO.NZ PH: 61 2 4925 FAX: 61 2 492 099

plant schedules | L401

CHOICE LIVING AVOCA



DORYANTHES EXCELSA

WESTRINGIA FRUTICOSA

LOMANDRA TANKIA

HIBBERTIA SCANDENS

CALLISTEMON 'BETTER JOHN'

ZAMIA FURFURACEA

ACMENA SMITHII 'MINOR'

LOMANDRA LONGIFOLIA

EUCALYPTUS PILULARIS

DIANELLA CAERULEA

SYNCARPIA GLOMULIFERA

Site Plant Schedule

Botanical Name	Common Name	Height	Width	Local?	Pot Size
STREET TREES					
Eucalyptus leucostylis 'Buck Dwarf'	-	6 m	4 m		100 L
Conyza exilis 'Nana'	-	6 m	4 m		100 L
Albizia julibrissin	Cheese Tree	6 m	5 m	yes	100 L
Conyza bicolor 'Wolfe'	-	6 m	4 m		100 L
Callistemon viminalis	Botanist	6 m	4 m	yes	100 L
Conyza 'Lime Spout'	-	6 m	4 m		100 L
SITE TREES					
Angophora costata	Smooth Barked Apple	20 m	12 m		75 d
Acmena smithii	uty Pity	12 m	6 m		75 d
Angophora floribunda	Rough Barked Apple	20 m	20 m	yes	75 d
Banksia integrifolia	Coast Banksia	15 m	6 m		75 d
Eucalyptus gumulifera	Pea Boodwood	30 m	15 m		75 d
Eucalyptus haemastoma	Sandaly Gum	15 m	6 m		75 d
Eucalyptus pilularis	Blackbutt	50 m	15 m	yes	75 d
Eucalyptus saligna	Blue Gum	50 m	20 m	yes	75 d
Platanus undulatum	Sweet Platanum	15 m	6 m	yes	75 d
Syncarpia glomulifera	Turnentine	25 m	10 m	yes	75 d
SHRUBS					
Banksia spinulosa cv	Hi Banksia	2.0 m	2.0 m		5 L
Acmena smithii 'minor'	uty Pity	4.0 m	2.0 m		5 L
Callistemon 'better john'	Botanist	1.0 m	0.8 m		5 L
Doryanthes excelsa	Cymbe Ivy	1.5 m	1.5 m		5 L
Oreoclea cv	Oreoclea	-	1.0 m		5 L
Halea salicifolia	Yarrow-leaved Manna	5.0 m	4.0 m		5 L
Malolouca nodosa	Malolouca	3.0 m	2.5 m		5 L
Leucospermum caraleifolium	Red pin cushion - protea	2.0 m	2.0 m		5 L
GRASSES AND GROUNDCOVERS					
Lomandra 'Tankia'	Dwarf Mat Rush	1.0 m	1.0 m		2.5 L
Carex appressa	Swamp sedge	1.0 m	1.0 m		2.5 L
Dianella caerulea	Blue Lily	0.5 m	0.5 m	yes	2.5 L
Nolina nodosa	Knobby auto-rush	1.0 m	1.0 m		2.5 L
Hibbertia scandens	Guinea Flower	-	1.0 m	yes	2.5 L
Hardenbergia violacea	Pink Star-patch	-	1.0 m		2.5 L
Juncus ustulatus	Common Rush	1.0 m	1.0 m		2.5 L
Lomandra longifolia	Mat-rush	1.2 m	1.2 m		2.5 L
Stegium huerfaniae 'Royal Harle'	uty Pity	1.5 m	1.0 m		2.5 L
Westringia fruticosa	Coastal Rosemary	1.5 m	1.5 m		2.5 L
Zamia furfuracea	Carabao Palm	1.0 m	1.0 m		2.5 L

Riparian and APZ Plant Schedule

Botanical Name	Common Name	Height	Width	Local?	Pot Size
TREES					
Angophora costata (Wagtail)	Smooth Barked Apple	20 m	12 m		75 d
Acmena smithii	uty Pity	12 m	6 m		75 d
Banksia integrifolia	Coast Banksia	15 m	6 m		75 d
Callistemon viminalis	Botanist	30 m	15 m		75 d
Banksia spinulosa cv	Blueberry Ash	15 m	6 m		75 d
Eucalyptus pilularis	Blackbutt	50 m	15 m	yes	75 d
Eucalyptus saligna	Blue Gum	50 m	20 m	yes	75 d
Albizia julibrissin	Cheese Tree	6 m	5 m	yes	100 L
Platanus undulatum	Sweet Platanum	15 m	6 m	yes	75 d
Rumex crispus	Rum Pine	25 m	10 m		75 d
Syncarpia glomulifera	Turnentine	25 m	10 m	yes	75 d
GRASSES AND GROUNDCOVERS					
Lomandra 'Tankia'	Dwarf Mat Rush	1.0 m	1.0 m		2.5 L
Carex appressa	Swamp sedge	1.0 m	1.0 m		2.5 L
Nolina nodosa	Knobby auto-rush	1.0 m	1.0 m		2.5 L
Hibbertia scandens	Guinea Flower	-	1.0 m	yes	2.5 L
Hardenbergia violacea	Pink Star-patch	-	1.0 m		2.5 L
Juncus ustulatus	Common Rush	1.0 m	1.0 m		2.5 L
Lomandra longifolia	Mat-rush	1.2 m	1.2 m		2.5 L

E 12/10 DA ISSUE
REV DATE COMMENTS

PROJECT:
CHOICE LIVING AVOCA

SITE:
255 AVOCA DRIVE,
KINCUMBER NSW

CLIENT:
CHOICE LIVING AVOCA
DEVELOPMENT PTY LTD

TERRAS/CHOICE LIVING AVOCA - MASTERPLAN/2019

DRAWN: K.H / P.W. DATE: 13.9.19 SCALE: 1:50

JOB NUMBER: 12861.5 DA L401 E

