



Central Coast Council  
Business Paper  
Ordinary Council Meeting  
**08 October 2019**





# COMMUNITY STRATEGIC PLAN 2018-2028

**ONE – CENTRAL COAST IS THE COMMUNITY STRATEGIC PLAN (CSP) FOR THE CENTRAL COAST LOCAL GOVERNMENT AREA**

**ONE – CENTRAL COAST DEFINES THE COMMUNITY'S VISION AND IS OUR ROADMAP FOR THE FUTURE**

**ONE – CENTRAL COAST BRINGS TOGETHER EXTENSIVE COMMUNITY FEEDBACK TO SET KEY DIRECTIONS AND PRIORITIES**

One - Central Coast will shape and inform Council's business activities, future plans, services and expenditure. Where actions are the responsibility of other organisations, sectors and groups to deliver, Council will work with key partners to advocate on behalf of our community.

Ultimately, every one of us who live on the Central Coast has an opportunity and responsibility to create a sustainable future from which we can all benefit. Working together we can make a difference.

## RESPONSIBLE

**WE'RE A RESPONSIBLE COUNCIL AND COMMUNITY, COMMITTED TO BUILDING STRONG RELATIONSHIPS AND DELIVERING A GREAT CUSTOMER EXPERIENCE IN ALL OUR INTERACTIONS.**

We value transparent and meaningful communication and use community feedback to drive strategic decision making and expenditure, particularly around the delivery of essential infrastructure projects that increase the safety, liveability and sustainability of our region. We're taking a strategic approach to ensure our planning and development processes are sustainable and accessible and are designed to preserve the unique character of the coast.

 **Good governance and great partnerships**

**G2** Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect

There are 5 themes, 12 focus areas and 48 objectives

### COMMUNITY STRATEGIC PLAN 2018-2028 FRAMEWORK

All council reports contained within the Business Paper are now aligned to the Community Strategic Plan. Each report will contain a cross reference to a Theme, Focus Area and Objective within the framework of the Plan.



# Meeting Notice

## The Ordinary Council Meeting of Central Coast Council will be held in the Council Chamber, 2 Hely Street, Wyong on Tuesday 8 October 2019 at 6.30pm,

for the transaction of the business listed below:

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Gary Murphy  
**Chief Executive Officer**

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

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13651505

Chapter 14 of the *Local Government Act 1993* ("LG Act") regulates the way in which the councillors and relevant staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public functions.

Section 451 of the LG Act states:

- "(1) A councillor or a member of a council committee who has a pecuniary interest in any matter with which the council is concerned and who is present at a meeting of the council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable.*
- (2) The councillor or member must not be present at, or in sight of, the meeting of the council or committee:*
  - (a) at any time during which the matter is being considered or discussed by the council or committee, or*
  - (b) at any time during which the council or committee is voting on any question in relation to the matter.*
- (3) For the removal of doubt, a councillor or a member of a council committee is not prevented by this section from being present at and taking part in a meeting at which a matter is being considered, or from voting on the matter, merely because the councillor or member has an interest in the matter of a kind referred to in section 448.*
- (4) Subsections (1) and (2) do not apply to a councillor who has a pecuniary interest in a matter that is being considered at a meeting, if:*
  - (a) the matter is a proposal relating to:*
    - (i) the making of a principal environmental planning instrument applying to the whole or a significant part of the council's area, or*
    - (ii) the amendment, alteration or repeal of an environmental planning instrument where the amendment, alteration or repeal applies to the whole or a significant part of the council's area, and*

## 1.1 Disclosures of Interest (contd)

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- (a1) *the pecuniary interest arises only because of an interest of the councillor in the councillor's principal place of residence or an interest of another person (whose interests are relevant under section 443) in that person's principal place of residence, and*
  - (b) *the councillor made a special disclosure under this section in relation to the interest before the commencement of the meeting.*
- (5) *The special disclosure of the pecuniary interest must, as soon as practicable after the disclosure is made, be laid on the table at a meeting of the council and must:*
  - (a) *be in the form prescribed by the regulations, and*
  - (b) *contain the information required by the regulations."*

Further, the Code of Conduct adopted by Council applies to all councillors and staff. The Code relevantly provides that if a councillor or staff have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed as well as providing for a number of ways in which a non-pecuniary conflicts of interests might be managed.

### **Recommendation**

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

**Item No:** 1.2  
**Title:** Confirmation of Minutes of Previous Meeting  
**Department:** Governance

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13651508

Author: Maggie Rowland, Councillor and Meeting Support Officer

Manager: Sarah Georgiou, Section Manager, Councillor Support

Executive: Dr Liz Develin, Director Governance

### **Summary**

Confirmation of minutes of the Ordinary Meeting of the Council held on 25 September 2019.

### **Recommendation**

***That Council confirm the minutes of the Ordinary Meeting of Council held on 25 September 2019.***

### **Attachments**

**1** MINUTES - Ordinary Meeting - 25 September 2019      D13674073



## Central Coast Council

### Minutes of the Ordinary Meeting of Council

Held in the Council Chamber  
2 Hely Street, Wyong  
on 25 September 2019

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#### **Present**

Mayor Lisa Matthews and Councillors Greg Best, Jillian Hogan, Kyle MacGregor, Doug Vincent, Chris Burke, Chris Holstein, Bruce McLachlan, Jilly Pilon, Rebecca Gale Collins, Louise Greenaway, Jeff Sundstrom, Richard Mehrtens and Jane Smith.

#### **In Attendance**

Gary Murphy (Chief Executive Officer), Boris Bolgoff (Director Roads, Transport, Drainage and Waste), Julie Vaughan (Director Connected Communities), Scott Cox (Director Environment and Planning), Dr Liz Develin (Director Governance), Jamie Loader (Director Water and Sewer), Ricardo Martello (Executive Manager Innovation and Futures) and Craig Norman (Chief Finance Officer).

The Mayor, Lisa Matthews, declared the meeting open at 6.30pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Mayor, Lisa Matthews read an acknowledgement of country statement.

The Mayor, Lisa Matthews also acknowledged the connection that we all have to this land and place, and the shared responsibility that we have to care for and protect this land for future generations.

The Mayor, Lisa Matthews made an opening speech.

At the commencement of the ordinary meeting report no. 1.1, 1.2, 1.3 and 7.1 were dealt with first then the remaining reports in order. However for the sake of clarity the reports are recorded in their correct agenda sequence.



**Apologies**

**Moved:**            **Councillor Pilon**  
**Seconded:**       **Councillor Gale Collins**

**Resolved**

**891/19**     ***That the apology from Councillor Marquart be accepted.***

**For:**  
**Unanimous**

The Mayor, Lisa Matthews, invited Councillor Greenaway to present an award she accepted on behalf of Central Coast Council from the Wyong District Garden Club Committee. The certificate of appreciation was accepted by Gary Murphy, Chief Executive Officer.

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**1.1            Disclosures of Interest**

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**Item 3.1            Community Support Grant Program - July 2019**

Councillor Hogan declared a less than significant non pecuniary interest in the matter as she knows or works with many community groups who are recipients or not in her employment role. This item was resolved by the exception method.

Councillor Greenaway declared a less than significant non pecuniary interest in the matter as she associates with many community groups but none are close. This item was resolved by the exception method.

**Item U2/19        Gosford Regional Library**

Councillor Holstein declared a pecuniary interest in the matter as he is a casual employee of a tenant of current premises at Parkside. Councillor Holstein left the chamber at 9.28pm, did not return and did not participate in discussion and voting.

Councillor Best declared a less than significant non pecuniary interest in the matter as his company is a local non for profit organisation that is involved in negotiations for the provision of services. Councillor Best chose to remain in the chamber as it is a minor conflict that he has no present involvement with.

**Moved:**            **Councillor Gale Collins**  
**Seconded:**       **Councillor MacGregor**

**Resolved**

**892/19**     ***That Council receive the report on Disclosure of Interest and note advice of disclosures.***

**For:**  
**Unanimous**

**Procedural Motion – Urgency Motion**

**Moved:** Councillor Smith  
**Seconded:** Councillor Sundstrom

**Resolved**

**893/19 That Council consider a motion of urgency regarding Gosford Regional Library as there are current commercial and legal negotiations to be undertaken.**

<b>For:</b> Mayor Matthews and Councillors Smith, Mehrtens, Sundstrom, Greenaway, Gale Collins, Pilon, McLachlan, Burke, Vincent, MacGregor, Hogan and Best	<b>Abstained:</b> Councillor Holstein
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**1.2 Notice of Intention to Deal with Matters in Confidential Session**

Councillor Holstein left the chamber at 6.41pm, returned at 6.43pm, and did not participate in discussion or voting.

**Moved:** Councillor Smith  
**Seconded:** Councillor Sundstrom

**Resolved**

**894/19 That the Council resolve that the following matters be dealt with in closed session, pursuant to s. 10A(2)(c) of the Local Government Act 1993 for the following reasons:**

**Item U2/19 – Urgency Motion – Gosford Regional Library**

**Reason for considering in closed session:**

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

**That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that this report and attachment 1 to this report remain confidential in accordance with section 10A(2)(c) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.**

**For:**

**Mayor Matthews and Councillors Smith,  
Mehrtens, Sundstrom, Greenaway, Gale  
Collins, Pilon, McLachlan, Burke, Vincent,  
MacGregor, Hogan and Best**

### **1.3 Confirmation of Minutes of Previous Meetings**

**Moved: Councillor Gale Collins**

**Seconded: Councillor Mehrtens**

**Resolved**

**895/19 That Council confirm the minutes of the previous Ordinary Meetings of Council held on 9 September 2019 and 23 September 2019.**

**For:**

**Unanimous**

### **Procedural Motion – Exception**

**Moved: Councillor MacGregor**

**Seconded: Councillor Vincent**

**Resolved**

**896/19 That with the exception of the following reports, Council adopt the recommendations contained in the remaining reports listed:**

<b>Item 3.2 - Response to Notice of Motion - Kayaking and Canoeing Tourism Opportunities</b>
<b>Item 3.3 - Response to Notice of Motion - Raise the Rate</b>
<b>Item 6.1 - Deferred Item - Notice of Motion - Water Security Emergency</b>
<b>Item 6.2 - Deferred Item - Notice of Motion - Council welcomes the Central Coast Local Planning Panel</b>
<b>Item 6.3 - Notice of Motion - Council Seeks to Avoid Dismissal</b>
<b>Item 6.4 - Notice of Motion - Flood Study</b>
<b>Item 6.5 - Notice of Motion - Terrigal Water Quality</b>
<b>Item 7.1 - Rescission Motion - DA/708/2018 - Multi-dwelling housing comprising 54 dwellings and community title subdivision - 7 Stratford Avenue, Charmhaven</b>

**897/19 That Council adopt the following items en-masse and in accordance with the report recommendations:**

<b>Item 2.1 - Proposed acquisition of part of 35 Boronia Road, Lake Munmorah (part Lot 11 DP25568) for construction of roundabout</b>
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<b>Item 3.1 - Community Support Grant Program - July 2019</b>
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<b>Item 4.1 - Investment Report for August 2019</b>
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**For:**

**Unanimous**

**2.1 Proposed acquisition of part of 35 Boronia Road, Lake Munmorah (part Lot 11 DP25568) for construction of roundabout**

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This item was resolved by the exception method.

**Moved: Councillor MacGregor**

**Seconded: Councillor Vincent**

**Resolved**

**898/19 That Council resolve to acquire the following land for the purpose of a road ('Land'): That part of Lot 11 DP 25568 at 35 Boronia Road, Lake Munmorah as public road.**

**899/19 That Council authorise the CEO to execute all necessary documentation relevant to the acquisition of the Land.**

**900/19 That Council resolve to acquire all or some of the portions comprising the Land by compulsory process for the purposes of a road, pursuant to Section 177 of the Roads Act 1993 and in accordance with the requirements of the Land Acquisition (Just Terms Compensation) Act 1991, in the event that negotiations for the acquisition of all or some of the portions comprising the Land with the relevant property owner or owners cannot be satisfactorily resolved.**

**901/19 That Council resolve to make an application to the Minister for Local Government and the Governor for approval to acquire all or some of the portions comprising the Land by compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991, in the event that negotiations for the acquisition of the Land with the relevant property owner or owners cannot be satisfactorily resolved.**

**For:**

**Unanimous**

**Procedural Motion – Order of Business**

**Moved:**            **Councillor Best**  
**Seconded:**       **Councillor Gale Collins**

**Resolved**

**902/19      That Council bring Item 7.1 - Rescission Motion - DA/708/2018 - Multi-dwelling housing comprising 54 dwellings and community title subdivision - 7 Stratford Avenue, Charmhaven forward for consideration.**

**For:**  
**Unanimous**

**3.1            Community Support Grant Program - July 2019**

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Councillor Hogan declared a less than significant non pecuniary interest in the matter as she knows or works with many community groups who are recipients or not in her employment role. This item was resolved by the exception method.

Councillor Greenaway declared a less than significant non pecuniary interest in the matter as she associates with many community groups but none are close. This item was resolved by the exception method.

**Moved:**            **Councillor MacGregor**  
**Seconded:**       **Councillor Vincent**

**Resolved**

**903/19      That Council allocate \$24,435.07 from the 2019-20 grants budget to the community grant programs as outlined in the following report and Attachment 1.**

**904/19      That Council decline applications for the reasons indicated in Attachment 2 and the applicants be advised and where relevant, directed to alternate funding.**

**For:**  
**Unanimous**

### 3.2 Response to Notice of Motion - Kayaking and Canoeing Tourism Opportunities

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**Moved:** Councillor Smith  
**Seconded:** Councillor MacGregor

**Resolved**

- 905/19 **That Council receive the report on kayaking and canoeing tourism opportunities.**
- 906/19 **That Council note that activating Central Coast Waterways is a key focus in both the Central Coast Destination Management Plan and the Tourism Opportunity Plan.**
- 907/19 **That Council refer the matter to the Tourism Advisory Committee for further consideration with a view to convening a workshop of relevant Council staff and key stakeholders to develop a draft action plan to promote and support the growth of this sector.**

**For:**  
**Unanimous**

### 3.3 Response to Notice of Motion - Raise the Rate

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**Moved:** Councillor MacGregor  
**Seconded:** Councillor Hogan

**Resolved**

- 908/19 **That Council receive the report on Response to Notice of Motion – Raise the Rate.**
- 909/19 **That Council note a copy of the formal submission is provided as Attachment 1 to this report.**

<p><b>For:</b>  <b>Mayor Matthews and Councillors Smith, Mehrtens, Sundstrom, Greenaway, McLachlan, Holstein, Vincent, MacGregor, Hogan and Best</b></p>	<p><b>Against:</b>  <b>Councillors Pilon and Burke</b></p> <p><b>Abstained: Councillor Gale Collins</b></p>
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A division was called by Councillors Vincent and MacGregor.

<p><b>For:</b>  <b>Mayor Matthews and Councillors Smith, Mehrtens, Sundstrom, Greenaway, McLachlan, Holstein, Vincent, MacGregor, Hogan and Best</b></p>	<p><b>Against:</b>  <b>Councillors Pilon and Burke</b></p> <p><b>Abstained: Councillor Gale Collins</b></p>
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As a result of the division the motion was declared CARRIED.

**4.1 Investment Report for August 2019**

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This item was resolved by the exception method.

**Moved: Councillor MacGregor**

**Seconded: Councillor Vincent**

**Resolved**

**910/19 That Council receive the Investment Report for August 2019.**

**For:**

**Unanimous**

**6.1 Deferred Item - Notice of Motion - Water Security Emergency**

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**Moved: Councillor Best**

**Seconded: Councillor Pilon**

**Resolved**

**911/19 That Council defer consideration of moving to Level 2 restrictions at 50% capacity of Mangrove Creek Dam until after the briefing scheduled for 21 October 2019.**

**For:**

**Unanimous**

**6.2 Deferred Item - Notice of Motion - Council welcomes the Central Coast Local Planning Panel**

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**Moved: Councillor Pilon**

**Seconded: Councillor Best**

**1 That Council notes that the Central Coast Council is now managing a large and growing population and economy.**

**2 That Council supports and recognises the position taken by the State Government, to appoint a Local Planning Panel to the Central Coast Council expected to commence early in 2020 for developments between \$5million and \$20million.**

- 3 *That Council notes that the Local Planning Panel will consist of independent government-endorsed experts who make decisions on sensitive, complex and high-value development applications on behalf of Council.*
- 4 *That Council recognises this will bring greater transparency and accountability to our region's planning system.*
- 5 *That Council acknowledges Independent reviews of existing panels in NSW have demonstrated they are performing very well to deliver better planning outcomes, which is why an LPP has been established for the Central Coast.*
- 6 *That Council is aware this change has been backed by the Gosford/Erina & Coastal Chamber of Commerce, the Peninsula Chamber of Commerce, the Darkinjung Aboriginal Land Council, and the Central Coast chapter of Urban Development Australia.*
- 7 *That Council notes that the panel will free up Councillors to focus on the long-term strategic planning to deliver the region's goals and priorities across its large jurisdiction.*
- 8 *That Council notes that Council can now focus on establishing the LEP which is overdue to set the planning guidelines.*

*For:*  
*Councillors Gale Collins, Pilon, McLachlan, Burke and Best*

*Against:*  
*Mayor Matthews and Councillors Smith, Mehrstens, Sundstrom, Greenaway, Vincent, MacGregor, and Hogan*

*Abstained: Councillor Holstein*

The motion was put to the vote and declared LOST.

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### **6.3 Notice of Motion - Council Seeks to Avoid Dismissal**

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*Moved:* Councillor Best  
*Seconded:* Councillor McLachlan

- 1 *That Council notes with great concern recent media statements attributed to our State MP for Terrigal Mr Adam Crouch that identifies Council as being in "a state of chaos."*
- 2 *That Council recognises that such a view is tantamount to a vote of no confidence and could if escalated lead to the dismissal of this Council.*
- 3 *That Council now urgently seek to engage the State Government through offering a 'without prejudice' whole of Council Meeting, (i.e. All Councillors) with our State Member and his Advisors.*



- 4 That such a Meeting should seek to re-establish a more congenial working relationship whilst looking at various issues from a strategic perspective, important to our broader Coast Community.

Amendment moved: Councillor Holstein

Amendment seconded: Councillor Best

That Council request the Mayor and Chief Executive Officer seek a meeting with Terrigal MP, Adam Crouch, regarding his media release on 9 September 2019.

Amendment For:  
Councillors Gale Collins, Pilon, McLachlan,  
Holstein and Burke

Amendment Against:  
Mayor Matthews and Councillors Smith,  
Mehrtens, Sundstrom, Greenaway, Vincent,  
MacGregor, Hogan and Best

The Amendment was put to the vote and declared LOST.

Moved: Councillor Best

Seconded: Councillor McLachlan

- 1 That Council notes with great concern recent media statements attributed to our State MP for Terrigal Mr Adam Crouch that identifies Council as being in "a state of chaos."
- 2 That Council recognises that such a view is tantamount to a vote of no confidence and could if escalated lead to the dismissal of this Council.
- 3 That Council now urgently seek to engage the State Government through offering a 'without prejudice' whole of Council Meeting, (i.e. All Councillors) with our State Member and his Advisors.
- 4 That such a Meeting should seek to re-establish a more congenial working relationship whilst looking at various issues from a strategic perspective, important to our broader Coast Community.

For:  
Councillors Gale Collins, Pilon, McLachlan,  
Holstein, Burke and Best

Against:  
Mayor Matthews and Councillors Smith,  
Mehrtens, Sundstrom, Greenaway, Vincent,  
MacGregor and Hogan

The motion was put to the vote and declared LOST.

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#### **6.4 Notice of Motion - Flood Study**

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**Moved: Councillor Greenaway**

**Seconded: Councillor MacGregor**

**Resolved**

- 912/19 ***That Council notes the ongoing flood mitigation problems in the business and residential areas of the Lower Wyong River Floodplain, including Mardi and Tuggerah.***
- 913/19 ***That Council notes the flooding that occurred at the end of August/ beginning of September and perhaps more recently, and the risk, inconvenience and disruption to businesses and homes that was caused.***
- 914/19 ***That Council request the Chief Executive Officer to provide a report on the recommendations contained within the Lower Wyong River Floodplain Risk Management Plan adopted by the fWSC on 27 October 2010. This report is to include;***
- a) ***whether all the recommendations were implemented and if not, the rationale for not implementing them.***
  - b) ***whether the LWRF is being addressed in the Wyong River Floodplain Risk Management Study and Plan, noting that community consultation in respect to this closed on 26 April 2019.***
  - c) ***a copy of the Report prepared pursuant to Resolutions 302/13 305/13, (or advice that it wasn't prepared).***
  - d) ***any recommendations to address the flooding at the intersection of Woodbury Park Dr/ Johnson Rd and Gavenlock Road.***

***For:***

***Unanimous***

## **6.5 Notice of Motion - Terrigal Water Quality**

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Councillor Best left the chamber at 9:24pm, returned at 9:40pm and did not participate in discussion and voting.

***Moved: Councillor Greenaway***

***Seconded: Councillor Sundstrom***

***Resolved***

- 915/19 ***That Council notes the ongoing water quality issues at Terrigal Beach and that the solutions require a multi-faceted approach from a number of Directorates.***
- 916/19 ***That Council notes that Terrigal residents, businesses and visitors remain concerned about the water quality and its potential impacts to health, the economy and to the environment.***
- 917/19 ***That Council request the Chief Executive Officer to prepare a report on the results of compliance action undertaken from 1 January 2019 to date, and provide a summary of other potential pollution sources that have been identified as part of the Terrigal Water Quality Audit.***

- 918/19**     ***That Council ensure the report timing be in line with the regular water quality reporting to the Terrigal Water Quality subcommittee.***
- 919/19**     ***That this report outline:***
- a) the number and nature of any illegal sewer connections and the status for each (e.g. whether it is an illegally plumbed toilet and/or shower, or stormwater being connected to the sewer and whether this has been rectified, is being rectified or whether formal compliance action is being undertaken).***
  - b) issues relating to damaged/antiquated Council-owned assets.***
  - c) the reasons for the \$2.3 m Terrigal Stormwater Harvesting Scheme not being used; and***
  - d) what measures, if any, are being implemented to bring it back into operation.***

***For:***  
***Unanimous***

The meeting was adjourned at 9:28 and reconvened at 9:40pm.

**7.1            Rescission Motion - DA/708/2018 - Multi-dwelling housing comprising 54 dwellings and community title subdivision - 7 Stratford Avenue, Charmhaven**

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***Moved:***            ***Councillor Best***  
***Seconded:***       ***Councillor Gale Collins***

*That the following resolution carried at the Ordinary Meeting of Council held on 9 September 2019 be rescinded:*

- 1     That Council defer the matter to allow for a site visit for interested Councillors and residents regarding traffic and road issues.***
- 2     That Council in the interim request the Chief Executive Officer to seek advice as to whether an additional condition of consent can be imposed to regulate car parking on site and the likelihood of success.***

***For:***  
***Councillors Gale Collins, Pilon, McLachlan, Holstein, Burke and Best***

***Against:***  
***Mayor Matthews and Councillors Smith, Mehrtens, Sundstrom, Greenaway, Vincent, MacGregor and Hogan***

The Rescission Motion was put to the vote and declared LOST.

The meeting was adjourned at 7.15pm by the Mayor in accordance with Clause 15.13 of the Code of Meeting Practice due to disorder in the chamber and resumed at 7.30pm.

**Confidential Session**

Councillor Holstein left the chamber at 9:28pm and did not return.

**Moved:** Councillor Smith  
**Seconded:** Councillor Sundstrom

**Resolved**

**920/19 That the meeting move into Confidential Session.**

**For:** Mayor Matthews and Councillors Smith, Mehrstens, Sundstrom, Greenaway, McLachlan, Burke, Vincent, MacGregor and Hogan  
**Against:** Councillors Gale Collins, Pilon and Best

At this stage of the meeting being 9:45pm the meeting moved into Confidential Session with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action is taken in accordance with Section 10a of The Local Government Act, 1993 as the items listed come within the following provisions:-

U2/19 Urgency Motion – Gosford Regional Library

*Pursuant to Section 11(3) of the Local Government Act 1993, that this report and attachment 1 to this report remain confidential in accordance with section 10A(2)(c) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.*

**Procedural Motion – Extend Meeting**

**Moved:** Councillor MacGregor  
**Seconded:** Councillor Gale Collins

**Resolved**

**921/19 That Council extend the meeting for a period of 5 minutes.**

**For:**  
**Unanimous**

**Open Session**

The meeting resumed in open session at 10.34pm and the Chief Executive Officer reported on proceedings of the confidential session of the ordinary meeting as follows:

**U2/19 Gosford Regional Library  
Councillor Smith**

Councillor Holstein declared a pecuniary interest in the matter as he is a casual employee of a tenant of current premises at Parkside. Councillor Holstein left the chamber at 9.28pm, did not return and did not participate in discussion and voting.

Councillor Best declared a less than significant non pecuniary interest in the matter as his company is a local non for profit organisation that is involved in negotiations for the provision of services. Councillor Best chose to remain in the chamber as it is a minor conflict that he has no present involvement with.

**Moved: Councillor Smith**  
**Seconded: Councillor Sundstrom**

**Resolved**

- 922/19 That Council notes the matters raised in the Gosford Cultural Precinct Audit workshop and the opportunity to review the business case for individual items included in the Concept;**
- 923/19 That Council authorise the Chief Executive Officer to secure and formalise any current funding opportunities to deliver the Gosford Regional Library and deliver this important public infrastructure;**
- 924/19 That Council notes that the need and urgency for the delivery of the Gosford Regional Library should not be held up by the Gosford Cultural Precinct review and that it should be pursued in isolation as a separate project;**
- 925/19 That Council immediately review the two sites previously identified, being the sites known as "Parkside" and "Broadwater", for the most suitable site for the Gosford Regional Library;**
- 926/19 That Council request the Chief Executive Officer withdraw from undertaking further work on the Gosford Cultural Precinct in its current form, including negotiations for the acquisition of land known as Lot 11 DP 746819 (which has a street address of 123B-125A Donnison Street, Gosford).**
- 927/19 That Council request the Chief Executive Officer provide an update report to Councillors at the first meeting in December 2019 on the preferred site for the Gosford Regional Library (between Parkside and the Broadwater), including a timeline to proceed with design, development application and**

*anticipated commencement and completion of works (subject to an approved DA).*

**928/19**     *That Council meet relevant stakeholders to discuss developments within six weeks.*

**For:**

**Unanimous**

**The Meeting** closed at 10.36pm



**Item No:** 1.3  
**Title:** Notice of Intention to Deal with Matters in Confidential Session  
**Department:** Governance

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13651513

### **Summary**

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

The *Local Government Act 1993* requires the Chief Executive Officer to identify those matters listed on the business paper which may be categorised as confidential in terms of section 10A of the *Local Government Act 1993*. It is then a matter for Council to determine whether those matters will indeed be categorised as confidential.

### **Recommendation**

***That Council resolve that the following matters be dealt with in closed session, pursuant to s. 10A(2)(a) of the Local Government Act 1993 for the following reasons:***

#### **Item 8.1 Response to Notice of Motion – Umina Mall**

*Reason for considering in closed session:*

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

*That Council resolve, pursuant to section 11(3) of the Local Government Act 1993, that this report and attachment 1 to this report remain confidential in accordance with section 10A(2)(c) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Councils ability to obtain value for money services for the Central Coast community.*



**Context**

Section 10A of the *Local Government Act 1993* (the Act) states that a Council may close to the public so much of its meeting as comprises:

- 2(a) *personnel matters concerning particular individuals (other than Councillors),*
- 2(b) *the personal hardship of any resident or ratepayer,*
- 2(c) *information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business,*
- 2(d) *commercial information of a confidential nature that would, if disclosed:*
  - (i) *prejudice the commercial position of the person who supplied it, or*
  - (ii) *confer a commercial advantage on a competitor of the Council, or*
  - (iii) *reveal a trade secret,*
- 2(e) *information that would, if disclosed, prejudice the maintenance of law,*
- 2(f) *matters affecting the security of the Council, Councillors, Council staff or Council property,*
- 2(g) *advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,*
- 2(h) *information concerning the nature and location of a place or an item of Aboriginal significance on community land.*

It is noted that with regard to those matters relating to all but 2(a), 2(b) and 2(d)(iii) it is necessary to also give consideration to whether closing the meeting to the public is, on balance, in the public interest.

Further, the Act provides that Council may also close to the public so much of its meeting as comprises a motion to close another part of the meeting to the public (section 10A(3)).

As provided in the Office of Local Government Meetings Practice Note August 2009, it is a matter for the Council to decide whether a matter is to be discussed during the closed part of a meeting. The Council would be guided by whether the item is in a confidential business paper, however the Council can disagree with this assessment and discuss the matter in an open part of the meeting.

**Attachments**

Nil



**Item No:** 2.1  
**Title:** DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH  
**Department:** Environment and Planning

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00583 - D13495205  
Author: Karen Hanratty, Senior Development Planner  
Manager: Andrew Roach, Unit Manager, Development Assessment  
Executive: Scott Cox, Director Environment and Planning

## Summary

An application has been received for demolition of existing structures and construction of a multi-dwelling housing development (3 units) on Lot 10 DP 10466, No. 4 Clifford Street, Umina Beach.

The development application is required to be reported to Council as the variation to a development standard being sought is greater than 10%.

The application has been examined having regard to the matters for consideration detailed in section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

<b>Applicant</b>	D J Murray
<b>Owner</b>	D J Murray
<b>Application No</b>	54622/2018
<b>Description of Land</b>	LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH
<b>Proposed Development</b>	Multi Dwelling Housing (3 units) & Demolition of Existing Structures
<b>Site Area</b>	670.3m <sup>2</sup>
<b>Zoning</b>	R1 General Residential
<b>Existing Use</b>	Dwelling House
<b>Employment Generation</b>	No
<b>Estimated Value</b>	\$975,000.00

## Recommendation

- 1** *That Council 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 its decision.*

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

**Precis:**

<b>Proposed Development</b>	Multi Dwelling Housing (3 units) & Demolition of Existing Structures.
<b>Permissibility and Zoning</b>	The proposed development is defined as 'Multi Dwelling Housing' which is permissible in the zone with consent of Council.
<b>Relevant Legislation</b>	<ul style="list-style-type: none"> <li>• <i>Environmental Planning &amp; Assessment Act 1979</i> – Section 4.15 (EP&amp;A Act)</li> <li>• <i>Roads Act 1997</i> (Roads Act)</li> <li>• <i>Water Management Act 2000</i> (WM Act)</li> <li>• <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> (SEPP 55)</li> <li>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> (SEPP BASIX)</li> <li>• <i>Draft Central Coast Local Environmental Plan</i> (draft CCLEP)</li> <li>• <i>Gosford Local Environmental Plan 2014</i> (GLEP 2014)</li> <li>• <i>Gosford Development Control Plan 2013</i> (GDGP 2013)</li> </ul>
<b>Current Use</b>	Dwelling House
<b>Integrated Development</b>	No
<b>Submissions</b>	Three submissions received during the notification period.

**Variations to Policies**

<b>Policy</b>	<b>Clause / Description</b>	<b>Departure Basis</b>
<b>Gosford Local Environmental Plan 2014</b>	Clause 4.1B(2) Minimum Lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings	The site area required for multi dwelling housing development is 750m <sup>2</sup> . The site area is 670.3m <sup>2</sup> resulting in a 79.2m <sup>2</sup> non-compliance with the development standard (a variation of 10.6%).
<b>Gosford Development Control Plan 2013</b>	Clause 3.3.3.1.2d(i) Maximum floor height lowest occupied storey	The maximum floor height for the lowest occupied storey is 1m. As a result of site topography (the site falls away from the road), a small portion of the floor height of Unit 3 at

Policy	Clause / Description	Departure Basis
<b>Chapter 3.3 Multi Dwelling Housing</b>		the southeast corner of the building is 1.3m; a variation of 30%.
	Clause 3.3.3.1.3a Minimum ceiling height for habitable rooms	The ceiling height required for a building of two storeys is 2.7m. The ceiling height on the upper level is 2.55m. The ceiling height is 15cm less than required; a variation of 5.6%.
	Clause 3.3.3.2a Minimum deep soil setback	Deep soil boundary setbacks: <ul style="list-style-type: none"> <li>• Side boundary required 2m. Proposed setback is variable from 1.0m to 1.57m; a maximum variation of 50%</li> <li>• Rear boundary required 6m. Proposed setback is variable from 1.536m – 3.044m; a maximum variation of 74%</li> <li>• Front boundary required 6m. Proposed setback 5.247m; a variation of 12.55%.</li> </ul>
	Clause 3.3.3.2b Setbacks to exterior walls	Setbacks from site boundaries to exterior walls: <ul style="list-style-type: none"> <li>• Side setback required - average 4m, min 3.5m:               <ul style="list-style-type: none"> <li>○ East side setback is variable for                   <ul style="list-style-type: none"> <li>- Ground level 1.0m – 2.31m; a maximum variation of 70%</li> <li>- Upper level 2.31m – 4.0m; a maximum variation of 34%</li> </ul> </li> <li>○ West side setback proposed for ground level is variable from 1.5m – 4.08m; a maximum variation of 57% for a length of 6.8m</li> </ul> </li> <li>• Rear setback required 6m.               <ul style="list-style-type: none"> <li>○ Ground level setback is variable from 1.5m – 2.95m; a maximum variation of 75%</li> <li>○ Upper level setback is 5.834m (minor variation of 2.8%) except for a portion of the rear unit which has a setback of 2.95m however this occupies only 15% of the site width</li> </ul> </li> <li>• Front setback required 6m.               <ul style="list-style-type: none"> <li>○ Ground level 5.247m; a variation of 12.55% for a length of 4.08m.</li> </ul> </li> </ul>

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

<b>Policy</b>	<b>Clause / Description</b>	<b>Departure Basis</b>
	Clause 3.3.3.4.2 Articulation	Courtyards to be planted with 1 large canopy tree. No canopy tree is proposed to Unit 2 courtyard – variation 100%.
	Clause 3.3.3.5.5 Private Open Space (POS)	Dwellings with ground floor entry require minimum private open space (POS) of 50m <sup>2</sup> . Unit 2 proposes POS comprising – ground level 15.7m <sup>2</sup> + upper level terrace 28.44m <sup>2</sup> = 44.14m <sup>2</sup> ; a variation of 11.72%

**The Site**

The site is located on the southern side of Clifford Street approximately 15m west of the intersection of Springwood Street as shown in Figure 1.



**Figure 1 – Aerial photograph and location plan of subject site (outlined in blue)**

The site has an area of 670.3m<sup>2</sup> with a 15.24m frontage to Clifford Street. The topography of the land is relatively flat with a slight slope toward the rear (southern) boundary. The site contains a modest single-storey dwelling house, detached garage and laundry, generally in a dilapidated condition and currently vacant. Minimal vegetation occurs over the site, limited to the remnants of domestic landscaping. A Council 150mm sewer main is located traverses the site along the rear boundary.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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Whilst the frontage of the subject land does not have kerb and gutter, some portions of Clifford Street do have kerb and gutter and concrete footpath, including the adjoining site to the west. A photograph of the site from the street is shown in Figure 2.



**Figure 2 – View of the site from Clifford Street**

### **Surrounding Development**

Land in the vicinity is generally comprised of mostly single-storey residential development, including single dwellings, and dual occupancy developments. A single-storey dual occupancy is located to the immediate west of the site (6 and 6A Clifford Street) with a single-storey dwelling on the corner allotment to the east (2 Clifford Street), refer Figure 3.

The property to the south (to the rear of the site) is a single storey villa with access fronting Springwood Street, refer Figure 4. This villa is part of a larger strata development of 10 villas that also has a frontage to West Street, Umina Beach.

The subject land does not currently have kerb and gutter nor footpath. However, the site to the immediate west has kerb and gutter and Council has recently completed kerb and gutter with footpath infrastructure in Springwood Street, with this infrastructure extending into Clifford Street to the approximately alignment of the eastern boundary of the subject land.

2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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*Figure 3 – Single storey residential dwellings adjoining the site*



*Figure 4 – Single storey residential dwelling located to the rear of the site with frontage to Springwood Street*

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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### The Proposed Development

Development Application No. 54622/2018 seeks approval for the demolition of the existing dwelling and ancillary structures and construction of a two-storey multi-dwelling housing development comprising three units,

Specifically, the proposed development comprises:

- Unit 1
  - Floor area of 109.58m<sup>2</sup> and 3 bedrooms
  - Ground Level - double garage with storage and laundry, one bedroom with ensuite, combined living/kitchen area with direct access to covered paved area and courtyard,
  - Upper Floor – two bedrooms and bathroom
- Unit 2
  - Floor area of 100.12m<sup>2</sup> and 2 bedrooms
  - Ground Level – single garage with storage, one bedroom with ensuite and separate laundry, courtyard area
  - Upper Floor – one bedroom and ensuite, bathroom, combined living/kitchen area with direct access to a large terrace with pergola
- Unit 3
  - Floor area of 108.51m<sup>2</sup> and 3 bedrooms
  - Ground Level - double garage with storage and laundry, one bedroom with ensuite, combined living/kitchen area with direct access to a covered deck and courtyard,
  - Upper Floor – two bedrooms and bathroom
- Landscaping of external areas and construction of a driveway (coloured concrete).
- The development is to be constructed of brick, rendered masonry and weatherboard cladding with colourbond steel roofing.

Following lodgement of the application, the plans have been amended in order to address matters raised during the initial assessment and in public submissions.

The amendments are as follows:

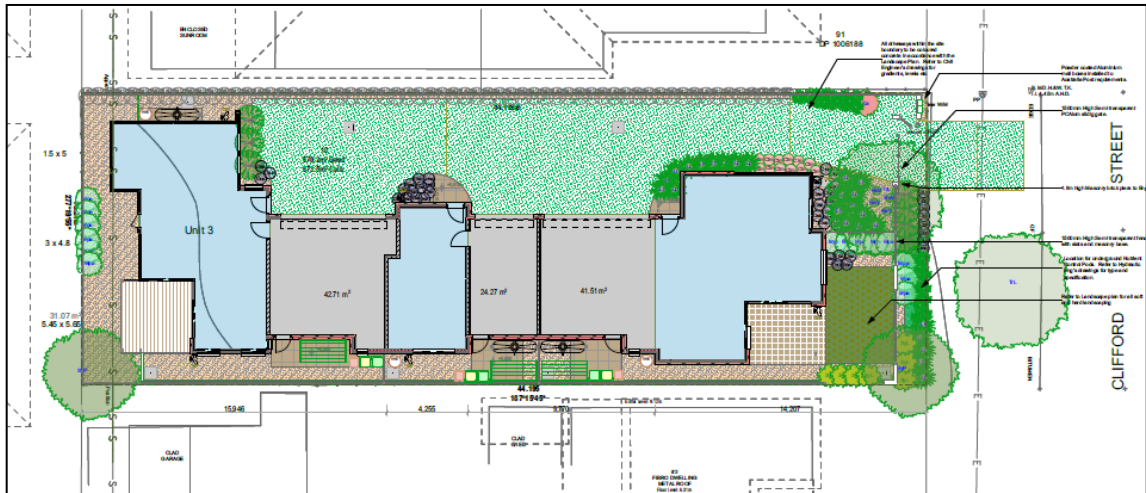
- Additional privacy measures to address privacy concerns from overlooking raised in submission:
  - Unit 3 - add privacy screen to the rear deck (southern elevation), and
  - Unit 2 – on the upper level the eastern wall is extended and height increase of solid balustrade to the terrace,



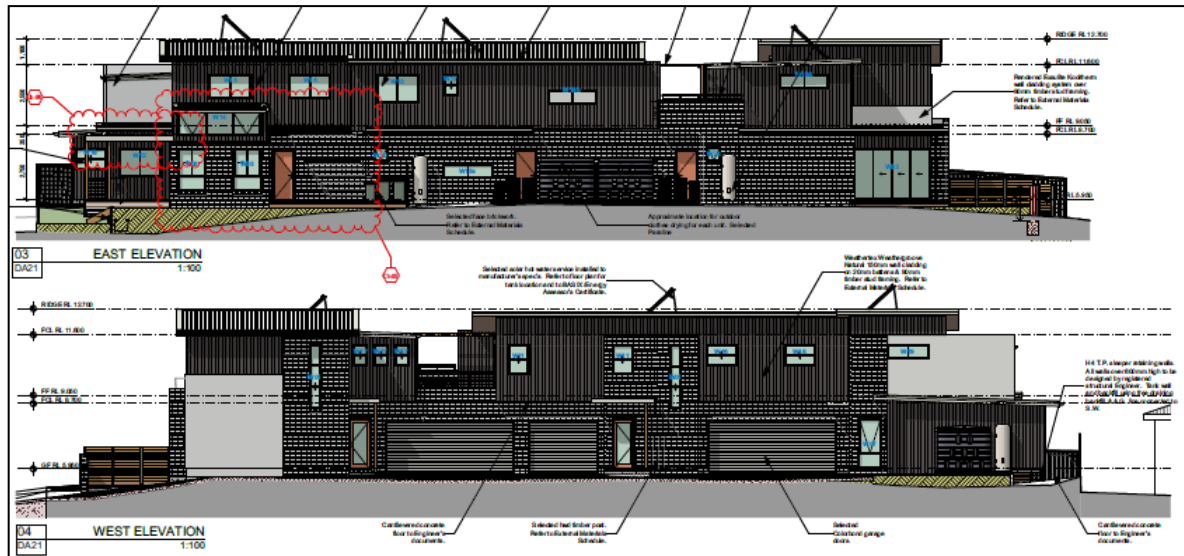
**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

- Modification to roof over living area of Unit 3 to improve solar access to that space as requested by Council.

The site/landscape plan, east and west elevations and front façade perspectives of the proposed development are shown in Figures 5, 6, 7, and 8 below:



**Figure 5 – Site/Landscape Plan**



**Figure 6 – East & West Elevations**

2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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*Figure 7 – North West Front Façade Perspective*



*Figure 8 – North East Front Façade Perspective*

**Submissions**

In accordance with Gosford Development Control Plan 2013 (GDGP 2013), Chapter 7.3 Notification of Development Proposals, the application was publicly exhibited for a period of 21 days from 28 June 2018 to 19 July 2018. During this period three submissions were

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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received. The submissions were made by the adjoining owners to the subject site. One submission was made on behalf of both owners of the dual occupancy development to the west of the site.

Note that amended plans were submitted responding to the issues raised in submissions as well as matters raised during Council officers' initial assessment. These amended plans included relatively minor amendments (additional privacy measures and alterations to achieve better solar access). Given the minor nature of alterations, the amended plans were not re-notified – in accordance with Section 7.3.2.10 (c) of the *Gosford Development Control Plan 2013*, applications which have been amended do not require re-notification where *'the amendments are minor, or will result in no additional impacts'*.

The general issues raised in relation to the proposal are included below.

- ***Consistency with planning controls of Gosford Local Environmental Plan 2014 in relation to building height and floor space ratio.***

*Comment*

The proposal complies with the building height and floor space ratio development controls of the *Gosford Local Environmental Plan 2014* (GLEP 2014). The maximum building height permissible on the site is 8.5m and the proposal complies with the development standard with a height of 7.26m. The proposal complies with the floor space ratio development standard of 0.5:1 with a floor space ratio of 0.475:1.

- ***Consistency with planning controls of Gosford Development Control Plan 2013 in relation to open space and garden areas.***

*Comment*

The proposal has a number of non-compliances with the development controls of Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings of GDCP 2013 as follows:

- The proposal does not comply with side and rear boundary setbacks for deep soil planting and setbacks to exterior walls for the ground level and the upper level on the eastern boundary. At the rear (southern) boundary there is only a minor variation to the rear setback for the upper level and at the western boundary the upper level exterior wall setback complies.
- No canopy tree is provided to the courtyard of Unit 2. However, a canopy tree is provided to the courtyards of Unit 1 and Unit 3.
- The development provides the required open space and garden areas for Unit 1 and Unit 3. Unit 2 is non-compliant for open space at ground level however provides an upper level terrace with direct access to its living area that obtains good solar access. While Unit 2 is non-compliant for numerical requirements for private open

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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space the proposal meets the objectives of the controls as it provides well designed and landscaped open spaces for each dwelling.

In addition to the above, the proposal has a minor exceedance of the maximum floor height for the ground level at the southeast corner of the building as a result of site topography. The other non-compliance is the ceiling height of the upper level which, at 2.55m, is 15cm below the required ceiling height of 2.7m.

Overall the proposed development meets the objectives for multi dwelling housing of GDCP 2013 and is supported. The development provides improved urban design, architectural and landscape quality. The proposed development meets the objectives of the R1 General Residential zone and is consistent with the desired character and scenic quality of the area and is not considered to have a detrimental impact on the existing privacy and amenity of adjoining residential development.

- **Character, Bulk and Scale**

### *Comment*

The submissions raise concern that the *“bulk and scale of second storey is inconsistent with the character of the neighbourhood. The majority of the residences in Clifford Street (being a dead-end street) are single storey; either single dwellings or two single level villas. Three “townhouses” on a single block is not consistent with the character of the neighbourhood.*

The subject site is within the area covered by *Umina Character Statement Umina 3: Sandplain Medium Density*. The proposed development is considered consistent with the desired character of the area as follows:

- The locality is predominantly older single houses and single storey villa units. It is acknowledged that the proposal is two-storeys, however height controls for the area permit two storey buildings. The existing building at 20 Clifford Street is two storeys and it is expected that future developments are likely to be constructed to this height.
- A well designed two storey building can be preferable to a single storey one because it can achieve a similar density with a smaller building footprint therefore allowing a larger area for open space and landscaping. The siting of the building together with the surrounding garden area is consistent with the predominant pattern of buildings in the neighbourhood and achieves similar density to surrounding developments. The facades of the proposal are similar in length to adjoining buildings, although taller. The building has a front setback that is consistent with adjoining development and will provide a landscaped front setback.
- The proposed setbacks and building design allow for good solar access to be provided to each unit in the development and also maintains reasonable levels of sunlight, privacy and amenity for neighbouring dwellings plus their private open spaces.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The bulk and scale of the building is minimised by the following design features:

- The proposed development is a single building however is visually divided by using articulated skillion roofed elements to break up the scale of the building. In addition, single-storey verandahs are used to further disguise the scale.
- The street front unit (Unit 1) is wider than Unit 2 to screen the driveway and garages from the street.
- The proposal is highly articulated and uses variations in materials to create a design and appearance consistent with the character of the area.

In this regard, no objection is raised to the proposal. The proposed development is consistent with the character of the area and is of reasonable bulk and scale.

- ***Overshadowing***

*Comment*

Shadow diagrams have been submitted with the application which shows shadowing in mid-winter. Refer to Attachment B, Architectural Plans, Drawing 16592-DA13. The application complies with height controls of maximum building height 8.5m proposing a building height of 7.26m and it is considered that some increase in overshadowing from a building of complying height is reasonable.

*Impact on adjoining property to the west - Nos. 6 & 6A Clifford Street Umina Beach*

Adjoining the site to the west is a torrens title single storey dual occupancy development (No. 6 and No. 6A Clifford Street). The submission states "*that the two storey building and proposed tree planting on the western boundary will stop light and sunshine to the premises to the west of the site*".

The shadow diagrams supporting the subject development application indicate that increased overshadowing of the site to the west will occur between 9am and noon but this site will have unobstructed solar access between noon and 3pm. This site will retain the minimum amount of sunlight of 3 hours per day in mid-winter. Solar access is obviously significantly greater at other times of the year.

The application complies with height controls, and the western elevation of the upper level of the proposed development complies with side boundary setbacks for multi dwelling housing developments. The setback of the upper level is variable from 4.08m to 5.72m and significantly articulated.

The application proposes landscaping on the western boundary comprising tall narrow plant species to satisfy the objectives and controls for landscaping for multi dwelling housing

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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developments. The landscaping will provide a visual and acoustic buffer to the adjoining development and allow filtered sunlight.

New boundary fencing will be erected for the development, refer **Condition 5.9**. The boundary fence will be 1.8m high and it will cast a shadow on the adjoining development, although this is no different to existing boundary fencing nor any other similar fencing used in residential areas.

*Impact on adjoining property to the east - No 2 Clifford Street Umina Beach*

Adjoining the site to the east is a single storey dwelling and garage, No. 2 Clifford Street, Umina Beach, refer Figure 9. The submission states that *"the new development blocks out sun in winter to the premises to the east of the site"*.

The shadow diagrams supporting the subject development application indicate increased overshadowing of the site to the east during the afternoon however this site faces Springwood Street and has unobstructed solar access from 9am until approximately 1pm as shown in Figure 9. This site will retain the minimum amount of sunlight of 3 hours per day.



**Figure 9 – View of No. 2 Clifford Street from Springwood Street**

No objection is made in this instance to the overshadowing impact by the proposed development on the adjoining property to the west and east which as demonstrated above will receive adequate solar access.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

**• Privacy and Overlooking**

*Comment*

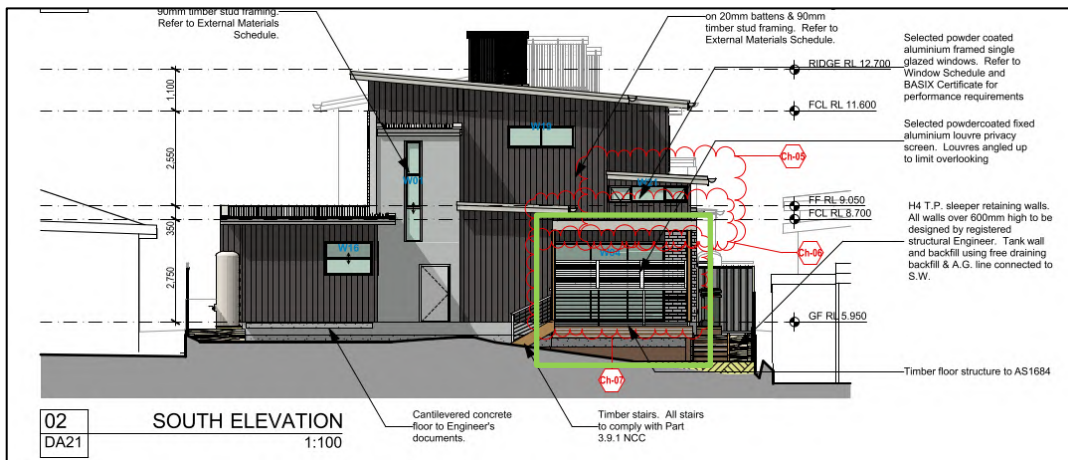
All submissions raised concerns regarding privacy and overlooking.

**Impact on adjoining property to the south – No. 151 Springwood Street Umina Beach**

The submission requests "height of the rear fence is extended to ensure privacy as the proposed building is two storeys".

Privacy to the southern residence at the rear of the site is addressed by a combination of privacy measures. In addition to the provision of a 1.8m high boundary fence along the side and rear boundaries, a privacy screen is proposed to the southern elevation of the deck of Unit 3 to mitigate overlooking. Further privacy measures are addressed through landscaping of the private open space incorporating a canopy tree capable of a mature height of 6m including appropriately located hedge screening capable of a mature height of 3m as shown on the Site and Landscape Plan, refer Figure 5.

The privacy screen is shown below in Figure 10.



**Figure 10 – Southern Elevation of Unit 3 - Location of privacy screen outlined in green**

**Impact on adjoining property to the west - Nos. 6 & 6A Clifford Street Umina Beach**

The submission states that overlooking from the proposed second storey will look directly into each home; this being to the front villa's main bedroom, kitchen and dining room and the back-villa's kitchen, dining and entertainment room.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The building incorporates design features to minimise overlooking impacts. As shown in Figure 11, the building elevations are highly articulated and windows on the western elevation are minimal.

The windows are generally small in dimension and associated with bathrooms and stairwells other than two windows to the living area of Unit 2. The size, location and separation distance of these windows provide limited viewing opportunities. In addition, the upper level of western elevation is compliant with the setback controls to the side boundary, proposing a 5.72m setback. Privacy is also achieved through the articulation of the façade and landscaping proposed on the western boundary.

The terrace of Unit 2 is located adjacent to the bathroom and garage of the front residence of the adjoining dual occupancy. The terrace is setback 6.3m from the side boundary, a greater setback than that of the adjoining façades of Unit 1 and Unit 2. In addition, the combination of the solid and open balustrade will provide a visual barrier when seated on the terrace.



**Figure 11 – Western Elevation Perspective**

The main bedroom window of the front residence of the dual occupancy is setback further from the boundary to that of the bathroom area which will aide in blocking the line of sight and is unlikely to be adversely impacted from overlooking from the terrace. A service area, including the location of the rainwater tanks, is located within the side setback area of the front residence on the eastern boundary. The main courtyard area for the front residence is located within the front setback of the property to the northeast. New landscaping on the subject site and existing landscaping on the adjoining site will provide a visual buffer to the courtyard.



**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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For these reasons no objection is raised to the design of the proposed development and the proposal is not considered to have adverse impact from overlooking on the front residence.

Similarly, the proposal is not considered to have adverse impact on privacy and overlooking to the adjoining rear residence due to building articulation, use of rooms (bathrooms and stairwells) on the western elevation of the proposal and size and placement of windows to these rooms of Unit 2 and Unit 3.

***Impact on adjoining property to the east - No 2 Clifford Street Umina Beach***

Since lodgement, the application has been amended. The amendments were not re-notified to adjoining properties as the amendments improve the proposal and address the issues raised in the submission from the property to the east.

The terrace will overlook the roof of the adjoining building to the east. Notwithstanding this, amendments provide additional privacy measures to address overlooking from the terrace of Unit 2; the eastern wall of Unit 2 is extended across the terrace edge, the height of the solid balustrade is increased, incorporating a garden and viewing setback to reduce downward looking to the residence to the east, refer Figure 12.



***Figure 12 – Eastern Elevation Perspective – Upper Level Rear Unit 1, Unit 2 Living and Terrace***

The bedrooms of each unit are located on the eastern elevation of the proposed development; privacy impacts from low usage rooms, are not as significant as from living areas. Although the eastern walls of the upper level of Unit 1 and Unit 2 do not comply with the setback controls in GDCP 2013, the location and size of windows, together with the

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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building articulation and roof design provide limited viewing opportunities and no direct overlooking of the adjoining property is considered to occur.

In addition, Unit 3 of the proposed development is located adjacent the garage of the adjoining property. The setback of the upper level of Unit 3 to the eastern property complies with the setback controls in GDCP 2013, refer Figure 13.



**Figure 13 – Eastern Elevation Perspective – Unit 3**

No objection is raised to the design of the proposed development and the proposal is not considered to have adverse impact from overlooking on the private open space and the dwelling to the east.

- ***Will the development be rented out, if so by whom?***

*Comment*

The proposal may be retained in one ownership or be subdivided into strata lots where each unit may be in separate ownership. The units may be occupied by the owner of the property or occupied by tenants.

**Submissions from Public Authorities**

The proposal did not require notification to any external agencies or public authorities.

**Internal Consultation**

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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The development application was referred to the following internal officers for comment:

- *Architect*

The proposal has been assessed by Council's Architect who has reviewed the submitted report and plans. There is no objection to the application on architectural grounds.

- *Engineering*

The proposal has been assessed by Council's Development Engineer who has reviewed the amended reports and plans. Clifford Street is a bitumen sealed road without kerb and gutter in the frontage of the site. However, kerb and gutter exists for the property to the west of the subject site and Council has recently undertaken kerb and gutter with footpath infrastructure along the western side of Springwood Street, which extends into Clifford Street to appropriately the alignment of the eastern boundary of the subject land. As such, half road construction including kerb and gutter, concrete footpath and drainage is required in the full frontage of the site. Consideration has been given to adequate vehicle manoeuvring to the garage of Unit 3 (a maximum of three manoeuvres can be maintained). The proposed development is considered satisfactory in engineering terms, subject to conditions.

- *Water & Sewer*

The proposal has been assessed by Council's Water & Sewer Officer. Water and sewer services are available to the land. The proposed development is subject to Water & Sewer Contributions.

A Council 150mm sewer main is located along the rear boundary of the development site. The proposal impacts Council's 150mm sewer main and will be required to comply with Council's Guidelines for Building Over or Near Council Water and Sewer Main. The proposal will be required to be pierced to the sewer zone of influence and Council's main will be required to be concrete encased. The sewer junction connection location is required to be provided a minimum 1.0m radial clearance. Relocation of the junction may be required. A section 307 Certificate of Compliance is required. Refer to **Conditions 2.5 & 2.6**.

### **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 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.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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

**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, Council's policies and section 10.7 certificate details, 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.

***Provisions of any environmental planning instruments/Plans/Policies:***

*Draft Central Coast Local Environmental Plan*

The application has been assessed under the provisions of the draft *Central Coast Local Environment Plan* (draft CCLEP) publicly exhibited from 6 December 2018 to 28 February 2019 with respect to zoning, development standards and special provisions.

Under the draft CCLEP the subject land retains its R1 General Residential zoning as well as the existing 8.5m maximum building height. Multi dwelling housing developments remain a permitted use with consent in the R1 General Residential zone. The floor space ratio control remains the same for the site.

The proposed development is considered consistent with the draft *Central Coast Local Environment Plan*.

*State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The application is supported by a BASIX certificate which confirms the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificate. The proposal is considered to be consistent with the requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

*State Environmental Planning Policy No 55 – Remediation of Land*

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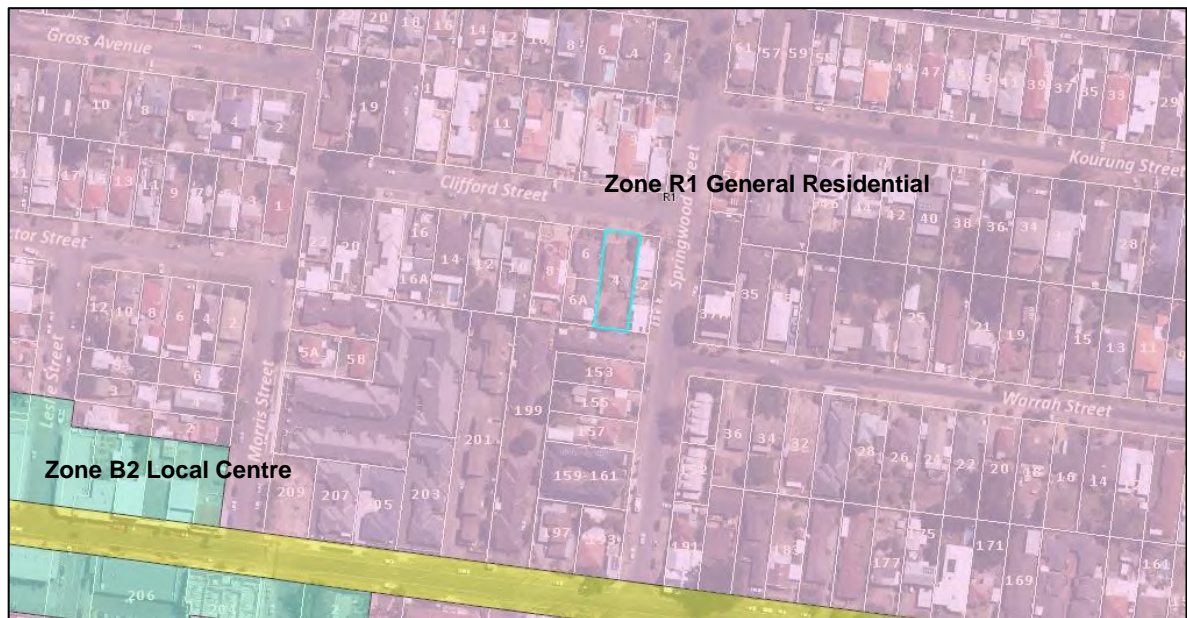
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*State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)* applies to all development and requires consideration and management of site contamination issues as part of the development assessment process. The current use of the site is for domestic residential purposes, and there are no known previous uses that would lead to the site being contaminated or unsuitable for the proposed use.

*Gosford Local Environmental Plan 2014*

*Zoning and Permissibility*

The subject site is zoned R1 General Residential under *Gosford Local Environmental Plan 2014* (GLEP 2014) as shown in Figure 14 (blue outline indicates subject site).



**Figure 14 – Zoning Map**

Development for the purpose of multi dwelling housing is permissible in the R1 General Residential zone.

In the GLEP 2014, **Multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Consideration of the proposal has been provided regarding the objectives of the control contained within clause 2.3(2) of GLEP 2014.

- *To provide for the housing needs of the community.*

## **2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The proposal provides additional housing that will meet strong local demand for young families and older people in close proximity to the Umina Beach town centre through the provision of high-quality medium density residential development.

- *To provide for a variety of housing types and densities.*

The proposal provides additional housing for the local community and will increase housing choice in the area.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

This objective is not applicable to the proposal.

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

The development is consistent with the desired future character of the area. The proposal will have a positive contribution to the streetscape and provides an appropriate transition in built form and land use intensity to that which currently exists in the form of single storey developments.

- *To promote best practice in the design of multi dwelling housing and other similar types of development.*

The siting of the building together with the surrounding garden area is consistent with the predominant pattern of buildings in the neighbourhood.

The design provides a quality residential development and responds to the site, provides housing with a high degree of accessibility and does not have adverse impact on the amenity of adjoining residential development.

- *To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.*

This objective is not applicable to the proposal.

In this instance, it is considered that the proposal is consistent with the stated objectives of the R1 General Residential zone.

### *Development Standards*

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

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation %</b>	<b>Compliance with Control</b>	<b>Compliance with Objective</b>
4.1B Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings	750m <sup>2</sup>	670.3m <sup>2</sup>	10.6%	No	Yes – Clause 4.6 Exception to Development Standard has been lodged and considered satisfactory
4.3 Height of buildings	8.5m	7.26m	-	Yes	Yes
4.4 Floor space ratio	Exemption Clause 4.4 (2A) (c) is 0.5:1	0.475:1	-	Yes	Yes

**Figure 15 – GLEP 2014 Development Standards**

*4.1B Minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings*

The proposal does not comply with the minimum lot size development standard of 750m<sup>2</sup> for multi dwelling housing developments stipulated in clause 4.1B of GLEP 2014. The area of the site is 670.3m<sup>2</sup> (by Deed). This results in variation of 79.7m<sup>2</sup> or 10.6% to the development standard.

A written request under clause 4.6 of GLEP 2014 to vary the development standard has been submitted by the Applicant and is dealt with later in this report. The Applicant's submission demonstrates the proposed development is of a satisfactory density and scale and does not have adverse impact on adjoining development. The Applicant's objection is well founded as the proposal is considered to achieve the objectives of the standard and the development is recommended for support.

*4.3 – Height of Buildings*

Clause 4.3(2) of GLEP 2014 provides that the height of a building on any land will not to exceed the maximum height shown for the land on the Height of Buildings Map. The maximum height shown on the relevant map is 8.5m. The GLEP 2014 defines this as the height above existing ground level.

The proposed development complies with the development standard with a building height of 7.26m as indicated on the Section Plan, Section A, Sheet 16592-DA40 Rev 10 dated 21 February 2019.

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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### 4.4 Floor Space Ratio

Clause 4.4(2) Floor Space Ratio of GLEP 2014 provides the maximum floor space ratio for a building on any land. The maximum floor space ratio (FSR) shown on the relevant map is 0.7:1. Subclause 4.4(2A)(c) specifies exceptions to building on land in Zone R1 General Residential if on-site car parking is not located in a basement. In this instance, on-site car parking is not located within a basement. In accordance with subclause 4.4(2A)(c) the FSR is 0.5:1.

The proposal has a floor area of 318.21m<sup>2</sup> and a site area of 670.3m<sup>2</sup>. The proposal has an FSR of 0.475:1 and complies with the FSR provisions of GLEP 2014.

### 4.6 Exception to Development Standards

Clause 4.6 of GLEP 2014 provides Council the ability to grant consent to a development application where the variation to a development standard can be adequately justified and where the objectives of clause 4.6 are satisfied, being:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

In accordance with clause 4.6(3) the Applicant has submitted a written request seeking variation to the minimum lot size development standard of 750m<sup>2</sup> for multi dwelling housing contained within clause 4.1B(2) minimum lot sizes for attached dwellings, dual occupancies, multi dwelling housing and residential flat buildings of GLEP 2014. The area of the site is 670.3m<sup>2</sup> (by Deed); a variation of 79.7m<sup>2</sup> or 10.6% to the development standard.

The Applicant's written request to vary the development standard is summarised as follows:

- *The proposal is consistent with the objectives of the development standard and the zone notwithstanding the variation sought to the minimum lot size for multi dwelling housing developments.*
  - *it represents a reasonable variation to the established residential lot sizes for buildings as anticipated under Part 4 – Principal Development Standards of the Gosford Local Environmental Plan 2014;*
  - *demonstrates a high quality urban form;*
  - *provides an appropriate transition in built form and land use intensity to that which currently exists in the form of single storey residential flat buildings to the north and west;*
  - *does not adversely impact on any view corridors and complements the natural level topography of the area; and*



**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- *does not impact on public open space from excessive overshadowing and continues to allow views to identify natural topographical features (ie: Brisbane Water National Park ridgeline to the west)*
- *The development standard is unreasonable and unnecessary and the request seeks flexibility in applying the standard because of the limited environmental impacts.*
  - *The proposal provides an appropriate correlation between the size of a site and the extent of any development on that site in line with the anticipated outcomes of the Central Coast Regional Plan;*
  - *The proposal facilitates design excellence by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design.*
  - *The proposal will ensure that the development is commercially viable and of a higher standard of residential yield through high quality building design that offsets and improves on the current built form compared to that which would otherwise be provided should strict adherence to the standard be applied. The proposal is an efficient use of the land which delivers social, economic and environmental benefits to the community.*
  - *The variation will not adversely affect the amenity of the immediate locality.*
  - *The subject site has particular circumstances in relation to:*
    - *Its prominent location near the corner of Clifford Street and Springwood Street which is one of several arterial road gateways to the Umina Beach town centre.*
    - *Surrounding design standards and limited consolidation opportunities which has triggered the specific design response and variation to the minimum lot size. Medium density development occurs immediately to the west of the site with a single storey dwelling immediately to the east on the corner of Springwood Street limiting consolidation opportunities.*
- *The proposal is in the public interest as it is generally consistent with both the objectives of the standard and for development within the zone.*

In accordance with clause 4.6(4), development consent must not grant consent for a development that contravenes a development standard unless:

1. The consent authority is satisfied that the Applicant's written request has adequately addressed the matters required to be demonstrated in clause 4.6(3).

*Comment:*

The clause 4.6 submitted by the Applicant has addressed how strict compliance with the development standards is unreasonable or unnecessary and how there are sufficient environmental planning grounds to justify the contravention. Council is satisfied that the matters required to be demonstrated in subclause 4.6(3) have been adequately addressed for the variation to the minimum lot size for multi dwelling housing development standard.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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2. The consent authority is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Comment:

The objective of the clause is to achieve planned residential density in certain zones. This is achieved by controlling building density and bulk in relation to site area in order to achieve the desired future character of the area.

The proposal is consistent with objectives in GLEP 2014 as follows:

- The proposal is a well-designed building that reflects the topography of the site. Notwithstanding the size of the lot is below the development standard, the development achieves similar density to surrounding development with a small building footprint allowing a larger area of open space and landscaping.
- The proposed building design maintains a similar building envelop to that which would be achieved by meeting the current standard and improves the design standards of adjacent residential development. The proposed two storey development has a building height of 7.26m, well below the height limit of 8.5m and has a floor space ratio of 0.475:1 below the maximum floor space ratio of 0.5:1.
- The proposed development is of a satisfactory density and scale and does not have adverse impact on the amenity of the adjoining residents by overshadowing or overlooking. The design of the development provides for articulation, different materials selection, natural ventilation, acoustic and visual privacy from the neighbours. The proposed building faces north with good access to sunlight and will provide a minimum of 3 hours sunlight to adjoining development in accordance with the development controls.

The proposed development is consistent with the objectives for the R1 General Residential zone as follows:

- The proposal provides additional housing for the local community and will increase housing choice in the area.
- The development is consistent with the future character of the area.
- The development proposes leafy gardens and privacy screening to achieve desired future character of the zone.
- The siting of the building together with the surrounding garden area is consistent with the predominant pattern of buildings in the neighbourhood.
- The design provides a quality residential development and responds to the site, provides housing with a high degree of accessibility and does not have adverse impact on the amenity of adjoining residential development.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- The proposal will have a positive contribution to the streetscape and provides an appropriate transition in built form and land use intensity to that which currently exists in the form of single storey medium density housing to the north and west.

The assessment of the proposal against the objective of the development standard and the R1 General Residential zone confirms that the proposal complies with these objectives.

3. The concurrence of the Secretary has been obtained.

Comment:

Planning Circular PS 18-003 issued 21 February 2018 states that Council may assume the concurrence of the Secretary of the NSW Department of Planning and Environment when considering exceptions to development standards under clause 4.6. The Council is therefore empowered to determine the application.

Council is satisfied that the Applicant has demonstrated compliance with the development standard and the zone objectives such that the proposal is in the public interest.

This assessment has been carried out having regard to the relevant principles identified in the following case law:

1. *Wehbe v Pittwater Council [2007] NSWLEC 827*
2. *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009*
3. *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90*
4. *Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248*

This assessment concludes that the clause 4.6 variation of GLEP 2014 provided having regard to clause 4.1B of GLEP 2014 is well founded and worthy of support.

#### *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.

Class 4 Acid Sulfate Soils specifies:

- Works more than 2 metres below the natural ground surface.
- Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.

In this instance, the proposal works are not considered to impact on Acid Sulfate Soils.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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**Provisions of any Development Control Plan**

*Gosford Development Control Plan 2013*

An assessment of the proposed development against the relevant chapters of Gosford Development Control Plan 2013 (GDCP 2013) is provided below.

*2.1 Character*

The subject site is within the Umina Character Statement Umina 3: Sandplain Medium Density.

The proposal is considered to meet the desired character objectives as follows:

- *Surround each multi-unit development with leafy gardens that conserve existing visually-prominent trees, particularly along back fences and street frontages or verges, as well as providing space for new shady trees and shrubs planted as backdrops to new buildings. Maintain the informal qualities of existing wide grassy street verges and conserve existing shady street trees. Plant a combination of trees and shrubs around courtyards as well as along all property boundaries, and use hedges or fences that are low or see-through rather than tall and opaque in order to complement the informal character of existing garden frontages.*

*Comment*

Landscaping is similar in area to adjoining multi-unit dwellings and includes some larger species on the southern corners of the site to disguise the scale and provide some visual separation between sites. The proposal indicates mulched garden beds along the southern and eastern boundaries. Additional tall narrow planting is located on the western boundary to provide screening to the adjoining site as well as landscaping on the eastern side of the driveway to enhance unit entries. The proposal includes street tree planting, refer to **Condition 5.7**.

The front fence is stated as 1.5m high and semi-transparent and is considered satisfactory however no details are provided. A condition of consent is imposed to amend the architectural plans for front fence details, refer to **Condition 2.3**.

- *Ensure that new multi-unit developments complement the siting, form and scale of surviving traditional bungalows on nearby properties. Maintain street setbacks that are similar to surrounding properties, and minimise the extent of hard-paved surfaces. Avoid the appearance of long and continuous buildings facing any front or side boundary. Step the shape and height of all visible facades, provide at least one wide landscaped setback that varies in width, and line driveways with avenues of trees and shrubs.*

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*Comment*

The locality is predominantly older single houses and single storey villa units. The proposed development is two storeys however height controls permit two storey buildings and it is expected that future developments are likely to be constructed to this height.

The proposed development is of similar density to adjoining development with a smaller building footprint allowing areas for open space and landscaping. The proposal provides reasonable setbacks and building separation for a two storey development enhanced by the building fenestration and level of articulation including landscaping along the driveway.

The application has a similar setback to adjoining buildings. There is a minor encroachment to the front boundary by the ground floor living room of Unit 1 however this is considered to add articulation to the façade and is compensated by the verandah which has a 10m setback.

- *Reflect the modest scale of traditional mid-Twentieth Century bungalows, for example by dividing new developments into individual dwelling pavilions with a varied form or orientation, separated by verandahs or parking structures and landscaped courtyards.*

*Comment*

The application, though a single building is visually divided by using articulated skillion roofed elements to break up the scale of the building and uses single storey verandahs to further disguise the scale. The street front unit (Unit 1) is wider than Unit 2 to screen the driveway and garages from the street.

- *Any facades that are taller or longer than neighbouring buildings should be screened by a combination of extra setbacks and balconies or verandahs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale and bulk of exterior walls. Parking is preferable in open carports or part-basements, rather than in wide garages that would accentuate building bulk or dominate visible facades.*

*Comment*

The proposed facades are similar in length to adjoining buildings although taller. It addresses this issue on the east where it adjoins a single residence by being setback from 1.5m to 2.3m at ground level to provide a service area with the upper level being setback between 2.3m and 4.0m.

It also uses variations in materials to further disguise the scale of the building. It is acknowledged that this does not comply with current controls but is significantly larger than adjoining sites and is considered acceptable in this instance.

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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The proposal maintains reasonable levels of sunlight, privacy and amenity for neighbouring dwellings plus their private open spaces.

The south setback varies from 1.5m to 5.8m on the ground floor and is 5.8m on the upper floor except for the staircase being 3.0m however this occupies only 15% of the site width. The adjoining site to the south has a uniform 2.4m setback.

- *In order to complement the scale and design character of traditional bungalows, a "light-weight appearance" is preferable for all visible facades, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, painted finishes and some sheet or board cladding rather than extensive plain masonry. Where facades face a street, a laneway or a driveway, provide a traditional "street address" with visible verandahs, living rooms and front doors.*

### *Comment*

The application proposes a mixture of face brick with board cladding and feature areas of render to disguise scale and add visual interest. The use of wide eaves, verandahs and cantilevered sections of the upper floor create shaded areas to further disguise scale.

The application provides a street address by the street front unit (Unit 1) by locating the large living room window, front door and front verandah facing the street.

- *Screen driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.*

### *Comment*

Landscaping is proposed along the western boundary of the driveway to improve amenity to the neighbouring property. The upper level terrace is setback approximately 6m on the west, a greater setback than that of the adjoining facades of Unit 1 and Unit 2. Additional screening to the terrace on the east incorporating increased height of the solid balustrade with a garden and viewing setback will improve privacy, however, the terrace generally overlooks the roof of the adjoining building.

Overall it is considered that although the development is non-compliant with the minimum site area and some setback controls, the proposal largely achieves the objectives of the development controls and is consistent with the desired character of GDCP 2013.

## 2.2 Scenic Quality

The subject site is located within the Peninsula Geographic Unit and encompasses the Woy Woy/ Umina Landscape Unit of Chapter 2.2 Scenic Quality of GDCP 2013.

## **2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The development includes a density of residential development envisaged for the area. It is considered the transition between neighbouring development and the proposed development is acceptable. The use of landscaping enhances the scenic quality of the area.

Overall the development does not propose a bulk and scale that will adversely affect the scenic quality of the area. It is considered the physical constraints of the site have been adequately addressed.

The proposal is consistent with the stated objectives of GDCP 2013 Chapter 2.2 Scenic Quality.

### *3.3 Multi Dwelling Housing & Residential Flat Buildings*

An assessment of the proposed development in relation to Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings is provided in a Compliance Table under Attachment C.

Despite resulting in several variations with the requirements of the development controls it is concluded the development is appropriate in the locale as follows:

#### *3.3.3.1.2 Maximum Height Controls*

The proposed development complies with the building height controls and has a building height of 7.26m. In addition to the controls for building height and number of storeys, further height requirements provide limits on overall building height by limiting the maximum floor height of the lowest occupied storey to 1m for all rooms and areas that are enclosed by exterior walls.

The proposal complies with the 1m height limit except for a portion of Unit 3 at the southeast portion of the site incorporating a small area of the living and kitchen area where the floor level is variable to a maximum of 1.3m above existing ground level. The non-compliance results from the variable existing ground level at this portion of the site. The non-compliance is minor however results in the rear deck within the private open space of Unit 3 located above ground level, refer Figure 16.



Figure 16 – Eastern Elevation of Unit 3

To mitigate any privacy impacts from overlooking to the adjoining southern residence, a privacy screen is proposed to the deck as shown below in Figure 17, as well as appropriately located vegetation screening along the rear boundary as shown on the Landscape Plan. It is not anticipated that there will be any impact on amenity to the adjoining eastern property as the deck is adjacent a garage and side boundary fencing will be erected.

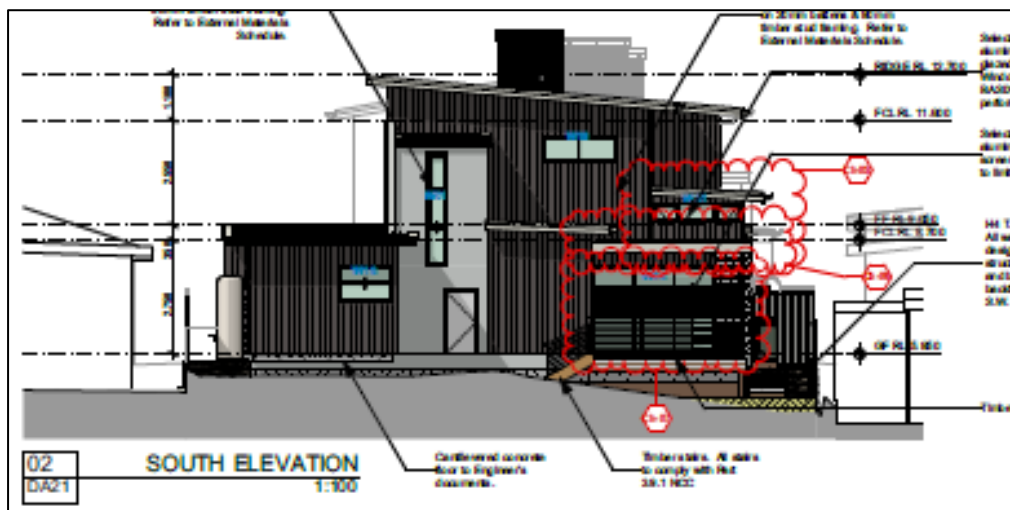


Figure 17 – Southern Elevation of Unit 3



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Despite the non-compliance the building otherwise complies with required wall heights and the overall building height of 8.5m on the land. The proposal complies with the objectives of the height controls in the GDCP 2013.

*3.3.3.1.3 Development Controls*

A minimum ceiling height of 2.7m is required for all habitable rooms in a two storey building. The proposed development complies with the controls for the ground floor. The ceiling height of the upper floor is 2.55m and does not comply resulting in a variation of 0.15m or 5.6%.

The reduced ceiling height to the upper floor ensures the building height is minimised and together with the skillion roof design and building articulation reduces the extent of overshadowing to adjoining neighbours. The proposal does not impact on the amenity of future occupants notwithstanding the reduced ceiling heights. The variation is minor and is supported.

*3.3.3.2 Setbacks*

The controls provide for deep soil planting and external wall setbacks to limit the intensity of new developments which complement the Floor Space Ratio (FSR) controls in GLEP 2014, to reflect the predominant pattern and character of surrounding areas, to conserve scenic quality and to provide reasonable amenity for existing and proposed dwellings. The extents of the variations to deep soil planting and external wall setbacks are detailed in the Compliance Table at Attachment C.

The ground level setbacks of the proposal do not comply with the deep soil and external wall setback requirements. The setback non-compliances are variable as the building is highly articulated and are satisfactory for the following reasons:

- The front setback has a minor non-compliance with a setback of 5.247m for a length of 4m otherwise the development complies with the required setback of 6m to the site boundary. The minor encroachment is considered to add articulation to the façade. Extensive landscaping is proposed within the front setback to further enhance the streetscape presentation.
- The rear setback is of sufficient width to provide an area for planting of adequate height adjacent the courtyard of the adjoining site.
- The side setbacks on the eastern boundary provide sufficient width to locate service courtyards for garbage bin storage, clothes drying areas and locate rainwater tanks, although landscaping is minimal along the eastern boundary.
- The external wall side setbacks on the western boundary comply with a variation for a length of 10m at the rear (Unit 3) with a setback of 1.5m, being non-complying.

## **2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- Allowable encroachments into deep soil setbacks are permitted for large paved areas such as driveways on the western boundary where there is sufficient area for planting along the driveway.
- The development provides 25% of the site area as deep soil for on-site stormwater infiltration.

The setbacks of the upper level of the building are satisfactory for the following reasons:

- The eastern boundary setbacks to Unit 1 and Unit 2 do not comply with a minimum setback of 2.3m. The non-compliance does not result in adverse shadow or privacy impacts to the adjoining property. Privacy impacts are mitigated by size and placement of windows and screening to the upper level terrace of Unit 2 on the eastern elevation of the building.
- The eastern boundary setbacks to Unit 3 comply with a minimum setback of 4.0m.
- The western boundary setbacks comply with a minimum setback of 4.0m.
- The front boundary setbacks comply with a minimum setback of 6m.
- The southern boundary setbacks comply with minor variation
- Upper level setback at the southern boundary is 5.834m (minor variation) except for a portion of the rear unit which has a setback of 2.95m however this occupies only 15% of the site width.

Despite the variations to the required setback provisions the proposed level of landscaping is considered satisfactory, and the proposal will provide reasonable setbacks and building separation for a two storey development enhanced by the building fenestration and level of articulation. The proposal is consistent with the setbacks of buildings on adjoining and adjacent lots, although these are single storey developments. The proposed variations are not considered to adversely impact the amount of sunlight to existing and future dwellings surrounding the site.

The proposal is consistent with the desired character of the area and complies with the required height of buildings and floor space ratio development standards in the GLEP 2014.

Notwithstanding the non-compliance with setbacks, no objection is made given the limited amenity implications associated with these encroachments. It is considered the proposal complies with the setback objectives of the control.

### *3.3.3.3 Car Parking*

Car Parking requirements for multi dwelling housing developments are stated within Chapter 7.1 Car Parking of GDCP 2013 as follows:

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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- **Resident parking** is required at the rate of 1.5 spaces per unit. The proposed development requires 4.5 spaces. The proposal provides 5 car spaces for residents and complies with the control.
- **Visitor parking** may be provided on the existing street where the development contains less than 4 units or unrestricted on-street parking is safely available within 60m of the development. No visitor parking is required or provided in this instance in accordance with car parking requirements as the proposed development is less than 4 units.

In addition, car parking is to be designed and located to integrate within the building design and not impact on streetscape or desired neighbourhood character:

- Council's Development Engineer has examined the submitted Halcrow & Associates turning path diagrams. Council raised concern regarding access/egress to the proposed garage within Unit 3. Council is satisfied the submitted turning paths are consistent with current engineering practice and the proposal is supported.
- The garages are not located in the front setback and are separated by the habitable spaces of each unit and therefore do not create a continuous row of enclosed garages on any building elevation.
- Compliant car parking spaces and safe traffic/vehicle movement is achieved. All vehicles can enter and leave the site in a forward direction.

The proposal complies with the requirements and objectives of the controls.

### 3.3.3.4 Articulation

The controls ensure the size and bulk of new developments are compatible with surrounding development, prevents monotonous exterior walls and limits the height and length of new facades, and minimises impacts on scenic quality and character of surrounding areas.

Clause 3.3.3.4.2 provides controls for maximum dimensions of buildings. A building may exceed elevations longer than 25m - 35m. The building is 35.132m in length however has sufficient building articulation incorporating courtyard areas and landscaping to reduce bulk and scale of the development.

- The height of exterior walls is reduced with upper level set back from ground level.
- Varied skillion roof forms pitched in alternate directions.
- Unit 1 and Unit 3 courtyards are planted with a canopy tree capable of a mature height of 6m orientated to the front and rear of the building.
- The proposal complies with the requirements with the exception of the courtyard of Unit 2; dimensions are less than 6 x 6m and no canopy tree is proposed.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The building setback along the eastern boundary has been designed to provide service courtyards for all units at ground level and provides separate landscaped private open space areas. The design of Unit 2 with living space on the upper floor provides private open space in the form of a terrace adjoining the living spaces. The terrace includes landscaped areas.

Despite the non-compliance the variation is supported. The proposal meets the objectives of the control. Sufficient detailing has been applied to the building to prevent monotonous appearance. In addition, building length can impact on cross ventilation, and all units provide minimum of 2 aspects for natural ventilation on both levels. The development does not compromise the scenic quality, streetscape and character of the surrounding area.

Clause 3.3.3.4.4 requires the unarticulated length of any wall should not exceed 8m. The side elevations of the upper level of Unit 2 are greater than 8m. Notwithstanding this, articulation is provided to the elevations using changes in building materials and fenestration, together with building lines and setbacks to break up the side elevations of the building. Therefore, satisfactory articulation is achieved in accordance with the control.

*3.3.3.5.2 Sunlight and Overshadowing*

Shadow diagrams have been provided that establish compliance both for the proposal and adjoining development with respect to sunlight and overshadowing:

- All units in the development meet the criteria for a minimum of three hours solar access to the living areas and private open space areas of the units. This is achieved through minor amendments to roof of Unit 3 on the eastern elevation by raising the roof of the living area and providing highlight windows. Figure 18 below indicates solar access to Unit 3 at June 21, 12pm.



**Figure 18 – solar access to Unit 3 at June 21, 12pm  
– raised roof over living area highlighted in red**

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- Minimum 3 hours per day of sunlight is retained to existing neighbours. Shadow diagrams have been submitted with the application that shows shadowing in mid-winter. Refer to Attachment B, Architectural Plans, Drawing 16592-DA13.
- Submissions have expressed concern about overshadowing of adjoining sites. The application complies with height controls and it is considered that some increase in overshadowing from a building of complying height is reasonable. The extent of impact to adjoining properties is provided below with further detail in the report under 'Submissions':
  - **No. 2 Clifford Street** – It is acknowledged that there will be increased overshadowing of the site to the east during the afternoon however this site faces Springwood Street and has unobstructed solar access from 9am until approximately 1pm.
  - **Nos. 6 & 6A Clifford Street** - It will also result in increased overshadowing of the site to the west between 9am and noon but this site will have unobstructed solar access between noon and 3pm. The upper level is also setback on the west approximately 5m.
  - **No. 151 Springwood Street** - The most severe impact will be the unit directly to the south however most of the upper level is set back 5.834m from the southern boundary and complies with height and setback controls with only the staircase or 13% of the site width being non-complying. It is also noted that the adjoining unit to the south is currently shaded by trees and the private open space has been roofed.

*3.3.3.5.3 Site Planning*

Site planning provisions require reasonable privacy for both existing and proposed dwellings to be orientated towards front or rear setbacks or major open space areas. In addition, privacy separation for two storey buildings should be at least 9m between adjacent dwellings. However, reduced separation can be considered acceptable where screening would block lines of sight between adjacent dwellings, between the windows of any living, dining or family room and/or the outer edge of a principal private open space.

The development proposes less than 9m separation distance to residential development to the east, west and south. The reduced separation of dwellings is acceptable in this instance and the proposed development is consistent with the controls and objectives and provides reasonable privacy for existing and proposed dwellings as follows:

- The proposal orients the units, decks, verandahs and living areas to the front and rear of the development, facing the northeast (Unit 1) and southeast (Unit 3). Primary orientation is directly to the living rooms providing contiguous access between the respective spaces.

## 2.1 **DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- The living area to Unit 2 being on the upper level of the development is centrally located and has access to the upper level terrace. The terrace is setback approximately 6m on the west and generally overlooks the roof of the adjoining building to the east.
- The design of the development ensures line-of-sight privacy is maintained through highlight windows, 1.8m high boundary fencing and to the east, courtyard screening.
- Internally, the development has been designed to provide privacy for units. The dwellings are protected from intrusive noise and overlooking by locating bedroom windows away from common areas such as driveways, lobbies, access-hallways and access-balconies.

### 3.3.3.5.5 *Private Open Space*

The controls require all dwellings with a private entrance at ground level at least 50m<sup>2</sup> of private open space as landscaped garden courtyards or terraces, incorporating an area of at least 5m x 5m and a minimum dimension of 3.5m.

The proposal provides private open space areas as follows:

- Unit 1 has 75m<sup>2</sup> of private open space at ground level and includes the following features – an area a minimum width 5m x 5m with 1 canopy tree and an adjoining service area on the eastern boundary.
- Unit 2 has a total of 44.14m<sup>2</sup> of private open space; this is provided by 15.70m<sup>2</sup> at ground level and includes a service area on the eastern boundary plus a terrace on upper level 28.44m<sup>2</sup> in area.

The private open space area of Unit 2 does not comply with the numerical controls resulting in a variation of 11.7%. While Unit 2 has a private entrance at ground level, the living areas are located on the upper level adjoining the terrace area. Unit 2 is a two-bedroom dwelling; the controls in the GDCP 2013 for above ground units only requires 12m<sup>2</sup> of private open space as a terrace or balcony. The proposal provides an area that exceeds this including a service area for garbage bin storage and clothes drying. The terrace space provides features required for private open spaces as follows:

- The terrace has a sunny location immediately next to the dwelling's living area and is designed as an outdoor room with an area 2.5m x 2.5m suitable for an outdoor table,
- Screening for privacy,
- Protection from summer sun in the form of a pergola,
- A garden area designed and located on the terrace area to reduce overlooking to the adjoining eastern residence.

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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- Unit 3 has 82.28m<sup>2</sup> of private open space at ground level and includes the following features - an area a minimum width 5m x 5m with 2 canopy trees and an adjoining service area on the eastern boundary.

Despite the numerical non-compliance for the private open space of Unit 2 the proposal is supported and provides well designed open spaces for each dwelling.

### 3.3.4.1 Housing Choice

The purpose of housing choice and adaptability is to promote the Council's adopted strategies regarding population and residential development by encouraging a range of dwelling types. No more than one third of the dwellings in any development should be the same type.

Each unit in the development has a different layout and the proposal provides a variety of different dwelling types.

### 3.3.4.2 Residential Address

A "traditional address" is required for all new dwellings that face any street or public, or communal areas within a development. A traditional address is achieved where sightlines are available from regularly occupied rooms and open spaces within each dwelling towards driveway, walkways and public spaces.

Unit 1 provides a traditional street address for the development with windows, living area and patio facing the street. All units have a private entrance at ground level with direct access to the common driveway and garages are not located on the street frontage.

Clause 3.3.4.2.6 requires fences next to any street and driveway to not restrict the desired sight lines. The front fence is stated as 1.5m high and semi-transparent and is considered satisfactory however no details are provided. A condition of consent is imposed to amend the architectural plans for front fence details, **Condition 2.3**.

### 3.3.4.4 Landscaped Areas

The controls require landscaping to disguise visual impact of new buildings and site infrastructure. The Landscape Plan by Howard Leslie & Associates, drawing 16592-DA12 Rev 10 dated 21 February 2019, refer Figure 5 in the report, provides perimeter planting, landscaped courtyard and terrace areas for the development as follows:

- Medium sized trees proposed within courtyards of Unit 1 and Unit 3 are considered satisfactory with potential for a mature height of 6m.
- No canopy tree is proposed to Unit 2 courtyard however landscaping is proposed to upper level terrace and will soften the built form.

## **2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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- Minimal landscaping is proposed along the eastern boundary. This is supported in this instance to provide service areas and a sunny location for clothes drying.
- Overall the proposal provides a satisfactory level of landscaping. Landscaping is provided alongside boundary of the driveway and 1 canopy tree at the rear of the site. The streetscape will be enhanced providing 2 canopy trees at the site frontage including street tree planting.
- The visual impact of the building and privacy to the development and surrounding residences is achieved by the proposed landscape design.

The proposed landscaping is considered to enhance the existing landscape character of the established gardens of adjoining and adjacent developments and promotes satisfactory levels of amenity to future occupants.

### *6.3 Erosion Sedimentation Control*

Appropriate siltation control is conditioned.

### *6.6 Preservation of Trees or Vegetation*

The proposal requires removal of small ornamental trees and shrubs. The property does not contain significant trees. A Landscape Plan has been provided and proposes significant courtyard planting including street tree planting.

The proposal meets the aims and objectives of Chapter 6.6. The proposal has considered trees and vegetation in planning, designing and constructing the development and is considered to enhance the environmental amenity of future occupants and existing adjoining residential development.

### *6.7 Water Cycle Management*

A concept stormwater management plan has been provided, detailing the water cycle management requirements for the proposed development. These details have been reviewed by Council's Development Engineer and are considered satisfactory. Stormwater from the proposed development will be managed on site and discharged to Clifford Street. Onsite stormwater detention, stormwater quality and onsite stormwater retention and reuse on site will all be implemented.

The proposal is consistent with Chapter 6.7 Water Cycle Management. Appropriate conditions have been recommended by Council's Development Engineer.

### *7.1 Car Parking*

The proposal complies with the car parking objectives and requirements for multi dwelling housing developments as stated in Chapter 7.1 Car Parking of GDCP 2013.



## 2.1 **DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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Car parking and safe traffic/vehicle movement is addressed under Chapter 3.3 Multi Dwelling Housing and Residential Flat Building, Clause 3.3.3.3 Car Parking of GDCP 2013.

### *7.2 Waste Management*

A Waste Management Plan, prepared by Matthew Wales, dated 30 May 2018 has been provided and deemed appropriate for the scale of the proposal. Garbage bins are to be stored within private courtyards and screened from the internal courtyards and from the street. Appropriate conditions are applied.

### **Likely Impacts of the Development:**

#### *Built Environment*

The subject site is zoned R1 General Residential under GLEP 2014 and adjoins residential developments to the east, west and south site boundary comprising single dwellings, and single storey dual occupancy and multi dwelling housing developments.

The proposed built form is considered acceptable in the context of the site.

There will be minimal amenity impacts as a result of the variation to clause 4.1B Minimum lot size for multi dwelling housing under GLEP 2014 that would warrant further modification of the development application.

A thorough assessment of the impacts of the proposed development on the built environment has been undertaken in terms of the GLEP 2014 and GDCP 2013 compliance. The potential impacts are considered reasonable.

#### *Access and Transport*

A thorough assessment of the impacts of the proposed development has been undertaken in relation to access and traffic:

- The proposal does not present any unsatisfactory traffic capacity, safety or environmental related implications.
- The proposal provides the required on-site car parking spaces for the three multi-dwelling housing development. All vehicles can enter and leave the proposed development/site in a forward direction.
- The site is located close to public transport with bus stops located in Springwood Street approximately 60m distance north of Clifford Street and approximately 100m distance south of Clifford Street.
- A construction management plan, traffic and pedestrian management plan will be prepared and provided to the certifying authority. Refer to **Condition 2.11**.

## 2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)

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### *Context and Setting*

The locality is predominantly older single houses and single storey villa units. The zoning permits medium density housing.

The proposed development is two storeys however height controls permit two storey buildings and it is expected that future developments are likely to be constructed to this height. The development is consistent with the future character of the area, will not impact on scenic quality of the area or impact on views from adjoining development west to ridgelines of the Brisbane Water National Park.

The proposal is a well-designed, significantly articulated two storey building and it has a similar density with a smaller building footprint that achieves a larger area for open space and landscaping compared to a single storey multi-unit development.

The proposal will have a positive contribution to the streetscape and provides an appropriate transition in built form and land use intensity to that which currently exists in the form of single storey multi-unit developments to the north and west.

### *Natural Environment*

The proposal is satisfactory in relation to impacts on the natural environment as identified throughout this report. There will be no significant impact upon the natural environment as a result of the proposal.

### *Economic Impacts*

The proposed development will contribute to the supply of housing needs in the locality and is satisfactory from an economic perspective.

### *Social Impacts*

No social impacts are considered to arise from the approval of this residential development. The proposal will create a better environment by substantially improving the affordability, liveability and amenity of the locality through the provision of improved high-quality medium density residential development.

### **Suitability of the Site for the Development:**

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

- Acid Sulfate Soils – The subject site is identified as containing Class 4 Acid Sulfate Soils. In this instance, the proposal works are not considered to impact on Acid Sulfate Soils.

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The site is not subject to flooding or bushfire constraints. Previous and proposed use of the site is for a residential purpose.

As such the site is considered suitable for this type of development subject to conditions of consent relating to fill requirements, works in the road reserve, internal engineering works and the provision of landscaping.

**Any Submission made in Accordance with this Act or Regulations:**

Submissions received in relation to the proposal have been considered within this report and are outlined above.

**The Public Interest: (s4.15(1)(e))**

The approval of the application is considered to be in the public interest.

The proposal provides additional housing that will meet local demand in close proximity to the Umina Beach town centre through the provision of improved of high-quality medium density residential development.

The proposal is consistent with the desired future character of the area, will have a positive contribution to the streetscape and is not considered to have adverse impact on the amenity of adjoining properties.

**Other Matters for Consideration:**

*Crime Prevention through Environmental Design (CEPTED)*

The proposed development is designed to incorporated security measures to minimise the opportunity for crime through natural surveillance, provision and suitable placement of landscaping, adequate lighting of surrounds and directional signage.

A condition of consent is recommended to apply CEPTED principles. Refer to **Condition 5.11**.

*Construction Management*

A Construction Environmental Management Plan (CEMP), including a Traffic Management Plan (CTMP), Vehicle Movement Plan and Traffic Control Plan will be prepared and submitted to the certifying authority which will detail environmental management, waste and stockpile management, erosion and sediment control plan, traffic management. Council is not required to approve these plans. Refer to **Condition 2.11**.

*Development Contributions*

**2.1 DA/54622/2018 Multi Dwelling Housing (3 units) & Demolition of Existing Structures on LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH (contd)**

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The subject site is located within Development Contribution Plan CP 31 Peninsula where multi dwelling housing developments are subject to section 7.11 contributions.

The applicable contribution amount was calculated and imposed as a standard condition of consent for three medium sized units and credit for the existing dwelling.

The contribution is required to be paid prior to the issue of any Construction Certificate. Refer to **Condition 2.4**.

*Water and Sewer Contributions*

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. Refer to **Condition 2.5**.

**Conclusion**

This application has been assessed under the heads of consideration of section 4.15 of the *Environmental Planning and Assessment Act 1979* and all relevant instruments and policies. The potential constraints of the site have been assessed and it is considered that the site is suitable for the proposed development. Subject to the imposition of appropriate conditions, the proposed development is not expected to have any adverse social or economic impact. It is considered that the proposed development will complement the locality and meet the desired future character of the area.

Accordingly, it is recommended that Council grant development consent approval to DA54622/2018.

**Attachments**

- |          |   |           |
|----------|---|-----------|
| <b>1</b> | Draft Conditions DA54622 H4 Clifford Street Umina Beach           | D13645599 |
| <b>2</b> | Architectural Plans DA54622 H4 Clifford Street Umina Beach        | D13645589 |
| <b>3</b> | GDCP 2013 Compliance Table DA54622 H4 Clifford Street Umina Beach | D13645585 |

**ATTACHMENT A**

DA54622/2018 - Multi Dwelling Housing (3 units) & Demolition of Existing Structures  
Description of Land - LOT: 10 DP: 10466, 4 Clifford Street 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:** Howard Leslie & Associates

Drawing	Description	Issue	Date
16592-DA00	Cover Sheet	10	21/02/2019
16592-DA01	General Notes	10	21/02/2019
16592-DA10	Site Pre-Construction works	10	21/02/2019
16592-DA11	Site Plan	10	21/02/2019
16592-DA13	Shadow Diagrams	10	21/02/2019
16592-DA12	Landscape Plan	10	21/02/2019
16592-DA21	Plans – Ground Floor Plan, Upper Floor Plan, Roof Plan	10	21/02/2019
16592-DA40	Building Elevations & Sections	10	21/02/2019
16592-DA60	Door & Window Schedules	10	21/02/2019
16592-DA61	External Materials Schedule	10	21/02/2019
16592-DA70	External Views	10	21/02/2019

**Engineering Plans by:** Halcrow & Associates

Drawing	Description	Sheet	Issue	Date
17.03.020	Concept Stormwater Management Plan	DA1 of 3	C	10/01/2018
17.03.020	Erosion Control Plan & Details	DA2 of 3	C	10/01/2018
17.03.020	Turning Circle Plan	DA3 of 3	C	10/01/2018

**Supporting Documentation**

Document	Prepared by	Date
BASIX Certificate No. 891968M-03	Building Sustainability Assessments	22 June 2018
Waste Management Plan Issue A	Matthew Wales	30 May 2018
Water Cycle Management Plan Ref: 1703020	Halcrow & Associates	26 October 2017

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with all commitments listed in BASIX Certificate as required under clause 97A of the *Environment 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 and Assessment Regulation 2000* that must detail:
  - a) Details of the front courtyard fencing as follows:
    - i. Maximum height of 1.5m
    - ii. Must not restrict the desired sight-lines in accordance with Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS2890.12004 Offstreet Car Parking
    - iii. Be semi-transparent that allows "filtered" views:
    - iv. If comprising solid fencing taller than 1.2m: at least one third of the surface area should be "open" materials such as spaced pickets or palings or battens, or lattice.
- 2.4. Pay to Council a total contribution amount of **\$24,386.00** that may require adjustment at the time of payment, in accordance with the relevant Council Contribution Plans No. 31A, 31B, 31C & 31D - Peninsula.

Roadwork - Capital	B	(Key No 789)	\$1,174.00
Open Space - Land	C	(Key No 791)	\$3,920.00
Open Space - Embellishment	C	(Key No 790)	\$10,722.00
Community Facilities - Land	D	(Key No 793)	\$192.00
Community Facilities - Capital	D	(Key No 792)	\$3,008.00
Drainage - Land	A	(Key No 787)	\$1,098.00
Drainage - Capital	A	(Key No 788)	\$4,272.00
<b>TOTAL AMOUNT</b>			<b>\$24,386.00</b>

The total amount must be indexed each quarter in accordance with the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician as outlined in the contributions plan.

Contact Council's Contributions Planner on Tel 1300 463 954 for an up-to-date contribution payment amount.

Any Construction Certificate must not be issued until the developer has provided the Accredited Certifier with a copy of a receipt issued by Council that verifies that the contributions have been paid. A copy of this receipt must accompany the documents submitted by the certifying authority to Council under Clause 104/Clause 160(2) of the *Environmental Planning and Assessment Regulation 2000*.

A copy of the Contribution Plan may be inspected at the office of Central Coast Council, 49 Mann Street Gosford or on Council's website: [Development Contributions - former Gosford LGA](#)

- 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.au](http://www.centralcoast.nsw.gov.au). Early application is recommended.

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

- 2.6. 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.
- 2.7. Submit an application to Council under section 138 of the *Roads Act 1993* for the approval of required works to be carried out within the road reserve.

Submit to Council Engineering plans for the required works within a public road that have been designed by a suitably qualified professional in accordance with Council's Civil Design Guide, Construction Specifications and Standard Drawings and Chapter 6.3 - Erosion Sedimentation Control of the Gosford Development Control Plan 2013. The Engineering plans must be included with the Roads Act application for approval by Council.

Design the required works as follows:

- a) half width road including kerb and guttering, subsoil drainage, footpath formation, drainage and road pavement across the full frontage of the site in Clifford Street.
- b) footway formation with a minimum width of 2.0m graded at +2% from the top of kerb to the property boundary, across the full frontage of the site in Clifford Street.
- c) 1.2m wide reinforced (SL72 steel fabric, 100mm thick) concrete footpath in an approved location across the full frontage of the site in Clifford Street.
- d) heavy-duty vehicle crossing that has a width of 3.60m and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom.
- e) all redundant dish crossings and / or damaged kerb and gutter must be removed and replaced with new kerb and gutter.

- f) Provide table drain from the end of the proposed kerb & gutter to the existing letter box pit.

The Roads Act application must be approved by Council prior to commencing works in the road reserve.

- 2.8. Submit a dilapidation report to Council with the Roads Act application and / or Construction Certificate application. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development. The dilapidation report may be updated with the approval of the Principal Certifying Authority prior to the commencement of works.
- 2.9. Submit design details of the following engineering works within private property:
  - a) driveways / ramps and car parking areas must be designed according to the requirements of Australian Standard AS 2890: Parking Facilities for the geometric designs, and industry Standards for pavement designs
  - b) a stormwater detention system must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan 2013 and Council's *Civil Design Guide, Construction Specifications and Standard Drawings*. The stormwater detention system must limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1% Annual Exceedance Probability (AEP) storm event. A runoff routing 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) nutrient/pollution control measures must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan. A nutrient / pollution control report including an operation and maintenance plan must accompany the design
  - d) on-site stormwater retention measures must be designed 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
  - e) piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system
  - f) extent of sight triangles at access driveway exits to be clear of obstructions to visibility in accordance with Figure 3.3 Minimum Sight Lines for Pedestrian Safety of AS2890.1:2004 Offstreet Car Parking.

These design details and any associated reports must be included in the Construction Certificate.



- 2.10. Submit a pavement investigation and report prepared by a practising Geotechnical Engineer for the road works. This report must be submitted with the Construction Certificate application or application for work under the Roads Act 1993.

The pavement depths must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Clifford Street	2000000

- 2.11. Submit to the Principal Certifying Authority a Construction Environmental Management Plan (CEMP), including a Traffic Management Plan (CTMP), Vehicle Movement Plan and Traffic Control Plan. The CEMP shall be prepared with the intention of causing minimal impact on the environment and operation of the road network during construction of the development. The Construction Environmental Management Plan is to provide for:

- Emergency response plan (pollution incident)
- Waste and stockpiling management plan
- Erosion and sediment control plan
- Delivery and storage of materials
- Worker's parking and amenities
- Hours of construction
- Noise and dust mitigation
- Process of handling complaints
- Crane permits (crane location plan)
- Describe the volume and type of traffic generated by the works including designed routes
- Include measures to maintain the safe and efficient operation of the surrounding road network.
- The Traffic Control Plan shall be prepared and implemented by a suitably qualified RMS accredited person to ensure safe legal and practical ingress and egress of vehicles to and from the site.

Any proposed Construction zones within Councils Road Reserves. Note: The "Construction Zones" require separate application and approval from Council.

### 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. 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 approved by this consent.

- 3.3. 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](http://www.centralcoast.nsw.gov.au)
- 3.4. 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.
- 3.5. 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](http://www.centralcoast.nsw.gov.au).
- Contact Council prior to submitting these forms to confirm the relevant fees.
- 3.6. 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.
- 3.7. 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. 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.

- 3.9. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.
- 3.10. 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.

- 3.11. 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*.
- 3.12. Undertake any demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m<sup>2</sup> of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

## 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*.
- 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. Demolish all buildings and/or building components in a safe and systematic manner in accordance with Australian Standard AS 2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.

- 4.9. No fill other than that as indicated within the approved plans is permitted to be placed upon the site.
- 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 M Wales, dated 30 May 2018.

## **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. 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*.
- 5.3. 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*.
- 5.4. Complete the landscaping works in accordance with the Landscape Plan by Howard Leslie & Associates, Drawing 16592-12, dated 21 February 2019.
- 5.5. 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.
- 5.6. Revegetate and stabilise all areas disturbed by construction activities associated with the development so as to prevent erosion and dust nuisance occurring.
- 5.7. Plant street trees on the road reserve. Provide a minimum of one (1) advanced specimen (minimum 25 litre pot size). Street tree(s) are to be evenly located and adequately staked / protected to prevent vandalism. Street tree(s) must be native tree species capable of achieving a minimum height of 10m.

Do not locate trees within an authority's underground service easement nor be closer than:

- a) 12m from an intersection, or
  - b) 3m from a driveway or access way, or
  - c) 3m from a power pole.
- 5.8. Provide mail receptacles appropriately numbered for each dwelling unit in the development, as well as for the managing body, in consultation with Australia Post.
  - 5.9. Erect a 1.8 metre high fence along the length of the side and rear boundaries behind the building line.

- 5.10. Provide fold-away clothes lines for clothes drying purposes that must not extend above courtyard fencing.
- 5.11. 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.
- 5.12. Complete works within the road reserve in accordance with the approval under the *Roads Act 1993*. The works must be completed in accordance with Council's *Civil Design Guide, Construction Specifications and Standard Drawings* and Chapter 6.3 - *Erosion Sedimentation Control* of the Gosford Development Control Plan 2013. Documentary evidence for the acceptance of such works must be obtained from the Roads Authority.
- 5.13. Rectify to the satisfaction of the Council any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the developer's expense.
- 5.14. Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.
- 5.15. Amend the Deposited Plan (DP) 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
    - a) create a Restriction as to 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
- And,
- 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. Contact Council for wording of the covenant(s)
    - 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 owners cost
- (iv) Council is indemnified against all claims of compensation caused by the facility

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

## **6. ONGOING OPERATION**

- 6.1. Maintain all perimeter fencing for the life of the development.
- 6.2. Maintain the site landscaping for the life of the development.
- 6.3. Operate and maintain all external lighting so as not to impact on any adjoining property.
- 6.4. Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.5. Transport all waste generated on the premises to a facility which is licensed to receive that material.
- 6.6. No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.7. Comply with all commitments as detailed in the Waste Management Plan signed by M Wales, dated 30 May 2018.
- 6.8. Locate the approved waste storage bins as indicated on Project 16592-Drawing No. DA11, Issue 10, dated 21/02/2019 by Howard Leslie & Associates.
- 6.9. Do not place or store waste material, waste product or waste packaging outside the approved waste storage area.
- 6.10. Place the mobile garbage/recycling/green waste containers at a suitable location at the kerbside no earlier than the evening prior to the collection day and return to the approved waste bin storage enclosure/area as soon as possible after service, no later than the evening on collection day. The residents, caretaker, owner, Owners Corporation are responsible for the placement and return of the mobile waste containers.
- 6.11. Maintain the nutrient / pollution control facilities in accordance with the operation and maintenance plan.

## 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

- 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.
- 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](http://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.

# 3 Unit Development for Murray at 4 Clifford St Umina NSW 2257

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Project Locality



VIEW 1

ID	Description	Date	Status
CA-01	add 1st floor	18/10/2017	Issued
CA-02	add 1st floor	18/10/2017	Issued
CA-03	add 1st floor	18/10/2017	Issued
CA-04	Roofline and/or change	18/10/2017	Issued
CA-05	add 1st floor	18/10/2017	Issued
CA-06	change window	18/10/2017	Issued
CA-07	change window	18/10/2017	Issued
CA-08	change window	18/10/2017	Issued
CA-09	change window	18/10/2017	Issued
CA-10	change window	18/10/2017	Issued

**GENERAL NOTES:**  
 - All drawings are to be read in conjunction with the GENERAL NOTES sheets within this set.  
 - Specifications, any Conditions of Approval, and other consultants documents.  
 - Figure dimensions take precedence over scaling of drawings.  
 - Trees within the building zone are to be removed on Council approval.  
 - A minimum area will be cleared around the building site to maintain bushfire risks.  
 - All reduced levels relate to Australian Datum (AHD).  
 - No known waterways or watercourses.  
 - No known easements or rights of way unless noted otherwise.  
 - The Builder shall erect an erosion control fence on site as per Council requirements.  
 - The Builder shall erect a safety fence on site as per Council requirements.

**HOWARD LESLIE & ASSOCIATES**  
 residential and commercial building design

p | 02 4323 4505  
 e | hla@hla.com.au  
 a | PO Box 1206, Umina NSW 2257

**bda**  
 BUILDING DESIGN ASSOCIATES  
 ARCHITECTS

Est. 1985 on the Central Coast



3 Unit Development  
 No. 4 Clifford St  
 Umina NSW 2257  
 Lot 10, D.P. 10466  
 Murray

REV	Issue	Date
01	Project Set	18/10/2017
02	Project Set	18/10/2017
03	Project Set	18/10/2017
04	Project Set	18/10/2017
05	Project Set	18/10/2017
06	Project Set	18/10/2017
07	Project Set	18/10/2017
08	Project Set	18/10/2017
09	Project Set	18/10/2017
10	Project Set	18/10/2017

DRAWING LISTS & SYMBOLS		
Project Code:	891968M_3	Sheet # of total sheets
Area Name:	N/A	Sheet #
Author:	ARF	10
Checked:	DR	16592-DA00
Print Date:	21/02/2019	



GENERAL

Generally, the quality of the construction and finishes is to be of a suitably acceptable level fit for the intended use. The level of construction and finishes is to be of a minimum standard that could be reasonably expected from a new building. Refer to attached GUIDE TO STANDARDS AND TOLERANCES 2015 for further clarification.

Works are to be carried out in accordance with the following list of standards. This list may not be exhaustive.

REFERENCE	NOTE
AS 1170 (Part 1)	Structural design actions—Frequent, imposed and other action
AS 1170 (Part 2)	Structural design actions—Wind action
AS 1519	Safety signs for the occupational environment
A/NZS 1576 (Part 1)	Scaffolding—General requirements
AS 857	Roof platforms, walkways, stairways and ladders—design, construction & installation
AS 1674.1	Safety in welding and allied processes—Fire prevention
A/NZS 1688.1	Interior and workplace lighting—General principles and recommendations
A/NZS 1690.2.4	Interior lighting—Industrial tasks and processing
AS 1668.2	The use of ventilation and air conditioning in buildings
AS 1938	Building fire safety
AS 1940	The storage and handling of flammable and combustible liquids
AS 2500 (Part 1)	Cases, bins and drawers—Safe use—General requirements
AS 3001	The demolition of structures
A/NZS 3018	Domestic solid fuel burning appliances—Installation
AS 3000	Electrical installation (known as the Australian New Zealand wiring rules)
AS 2090 (Part 1)	Paving facilities for concrete
AS 3610	Formwork for concrete
AS 3610 (Part 2)	Formwork for concrete—Commentary
AS 3600	Concrete structures
AS 3608	Guidelines for the erecting of building steelwork
AS 3650.1	Pre-fabricated concrete elements—General Requirements
AS 3550.2	Pre-fabricated concrete elements—Building Construction
AS 3959	Construction of buildings in bushfire prone areas
AS 4024.1 (Part 1)	Safety of machinery
AS 4100	Steel structures
A/NZS 4114	Spore printing benches
A/NZS 4360	Risk management
A/NZS 4359	Safety mesh
A/NZS 4576	Guidelines for scaffolding
A/NZS 4801	DHS management systems—Specification with guidance for use
A/NZS 4994	Roof edge protection equipment

All works are to comply with the NCC (National Construction Code) and all relevant authority requirements including (but not limited to) the following requirements:

CLASS 2 BUILDINGS

- Fire resisting construction in accordance with NCC Specification C3.1 for Type C, Class 2 & 3 buildings from the source 0.5m x 0.5m x 100mm Gypsum separating wall / fire wall R90/R90.
- Windows within 1.1 metres of the site boundary require protection in accordance with NCC C3.4 (Type C construction) and also Part D2.24.
- Fire hazard properties of materials and assemblies to be in accordance with NCC Specification C3.10.
- Openings for service installations to be in accordance with NCC C3.13 & Specification C3.13.
- Door thresholds to be in accordance with NCC D2.15, D2.16, D2.17 & AS3507.
- Door thresholds to be in accordance with NCC D2.15 & AS3508.
- Balustrades to be designed to have no openings greater than 125mm and constructed to take loading forces in accordance with NCC D2.18 & AS1563.1.
- Handrails to be constructed in accordance with NCC D2.17.
- Lays to wall doors to be in accordance with NCC D2.21.
- Hydraulic engineers design conveying provision of fire hydrant to serve the site in accordance with NCC C3.1.3 & AS1819.1 (Total floor area of building >500m<sup>2</sup>).
- Provision of water detection and alarm system to be in accordance with NCC E2.0 & Specification E2.2a.
- Mechanical ventilation shall be provided to internal laundries, bathrooms and N.C.1 in accordance with NCC F4.1, AS 1688.2 & A/NZS3586.1.
- Sound insulation between units shall be to a sound insulation level of Rw + Ctr 50 in accordance with NCC F3.4 & F3.5, table 7.8 & 7.9 or refer to manufacturer specifications.
- Provision of ceiling dryer facilities to each wash with clothes drier or clothes line in accordance with NCC F3.3.
- Windows to ground floor to comply with NCC Volume 1 Part D2.24, i.e. where the lowest level of the window opening is less than 1.1m above the floor the operable portion of the window must be protected with a window restrictor or a screen with secure fittings. Additionally all similar windows in other rooms to also comply.
- Windows to first floor to comply with NCC Volume 1 Part D2.24. Additionally all similar windows in other rooms to also comply.

All dimensions and sizes of documented elements dependent on existing structures or site conditions shall be verified by the builder on site prior to the commencement of the works. Any site verifications should be referred to the designer for confirmation. These drawings show design intent only.

Existing services are located on or around this site. Where known, these are identified on the plan but the exact location and nature of services may vary from that indicated.

GENERAL NOTES:

- All drawings are to be read in conjunction with the GENERAL NOTES sheets within this set.
- Specifications, any Conditions of Approval, and other consultants documents.
- Finged dimensions take precedence over scaling of drawings.
- Ties within the building zone are to be removed on Council approval.
- A minimum area will be cleared around the building site to minimise bushfire risks.
- All related work items to Approved/Consent/Australian Regulated Design (ARD).
- No known waterways or watercourses.
- No known easements or rights of way unless noted otherwise.
- The Builder shall meet an erosion control before site as per Council requirements.
- The Builder shall meet a safety fence on site as per Council requirements.



Registered Software to set out structure and confirm positions of all relevant building envelope setbacks and easements prior to the commencement of the works.

All timber framing & construction must comply with AS2084 'The National Timber Framing Code'. Provide temporary & permanent bracing to all joists in accordance with the NCC.

All concrete slabs and footings are subject to a soil classification and are to comply with AS2870 'Residential Slabs and Footings Code' including all relevant region specific supplements.

All bracks, beams, framing and supports to be specified by a Registered Engineer. All sizes of bracks, support design intent only, and the designer does not warrant their structural adequacy.

The structure shall be maintained in a stable condition at all times, and no element shall be overstrained, during and after construction.

The designer seeks to create safe work environments to design and encourage owners and building professionals to contact them for resolution of design safety concerns before and during the construction process.

Construction documentation provided may not cover all information required by your builder. If circumstances arise during or after construction where further clarification of any aspect of these documents is required by the client, builder or any contractor then the client, builder or contractor (through the builder) is to contact the designer or engage a suitably qualified consultant.

If any question as to the adequacy or compliance of the drawings is not referred to the designer, or if the designer is not given reasonable opportunity prior to the implementation of the works to rectify the design then the designer cannot be held liable.

Provide site noise protection in accordance with the NCC, AS3680.1, and all relevant local authority requirements. Provide protection to be physical where possible. Chemical treatment should be used where only where physical protection is not practicable.

Stormwater drainage to be connected to rainwater tank as per BASIX Commitments below. Overflow is to be connected to existing municipal services. All stormwater drainage is to be in accordance with the NCC and all local authority requirements. Rainwater tanks to be selected by client.

All sewer is to be connected to existing municipal services and is to be in accordance with the NCC and all local authority requirements.

BASIX COMMITMENTS

The developer must comply with the commitments listed below in carrying out the development. Refer also to BASIX Certificate number: B91968M\_01 - dated 3<sup>rd</sup> February 2019. Where there is a discrepancy, the BASIX Certificate takes precedence over this drawing set.

WATER COMMITMENTS

- The developer must plant indigenous or low water use species as described in BASIX Certificate.
- If a rating is specified in the BASIX Certificate for a feature or appliance to be installed in the dwelling, the developer must ensure that each such feature and appliance meets the rating specified for it.
- The developer must install an on demand hot water recirculation system which regulates hot water use throughout the dwellings where indicated in the BASIX Certificate.
- A bathroom pool or spa must not be installed as part of the development.
- Install showerheads with a maximum 3 star (3.5 bar or 10l/min) in all showers.
- Install toilets with a maximum 3 star rating.
- Install taps with a maximum 3 star rating.
- Install a rainwater tank with a minimum capacity of 3000 litres to each dwelling. Run-off from minimum 40m<sup>2</sup> of the roof of each dwelling is to be directed to rain water tank. Refer also to DCP 2013 chapter 6.7. Rainwater tank to be used for toilet flushing, laundry and landscape watering.

THERMAL PERFORMANCE COMMITMENTS

Refer to Building Sustainability Assessments Report (BSA Ref 53309\_03) for details of Thermal performance requirements.

The applicant must construct the development in accordance with all thermal performance specifications set out in the BASIX Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications including this drawing set.

The developer must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Certificate.

Install weather strips on all external doors and doors leading to garages. Install seals on all wet areas doors.

ENERGY COMMITMENTS

- The developer must install each hot water system specified for the dwelling in the BASIX Certificate, or that the dwelling's hot water is supplied by that system, if the table specifies a central hot water system for the dwelling, then the developer must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
- The developer must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the BASIX Certificate. Each such ventilation system must have the operation control specified for it.
- It is to be specified for the dwelling in the BASIX Certificate.
- The developer must install "vertical lighting" as described in the BASIX Certificate. If the term "indicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for floor-mounted lighting or light emitting diode (LED) lighting.
- The developer must install windows and/or skylights as scheduled in the BASIX Certificate.
- The developer shall install electric coolings & electric assets in kitchens to a rating as described in the BASIX Certificate.
- The developer shall install clothes drying facilities as described in the BASIX Certificate.
- The developer must carry out the development so that each off-gas pipe goes to the dwelling's "well-ventilated"

SLABING REQUIREMENTS

Refer to Building Sustainability Assessments Report (BSA Ref 53309\_03) for details of Slabbing requirements.

**HOWARD LESLIE & ASSOCIATES**  
residential and commercial building design

p | 02 4323 4505  
e | h.lewis@hlsbuildingdesign.com.au  
p | PO Box 1206, DUNMOUTH NSW 2220

Est. 1985 on the Central Coast

3 Unit Development  
No. 4 Clifford St  
Umina NSW 2257  
Lot 10, D.P. 10466  
Murray

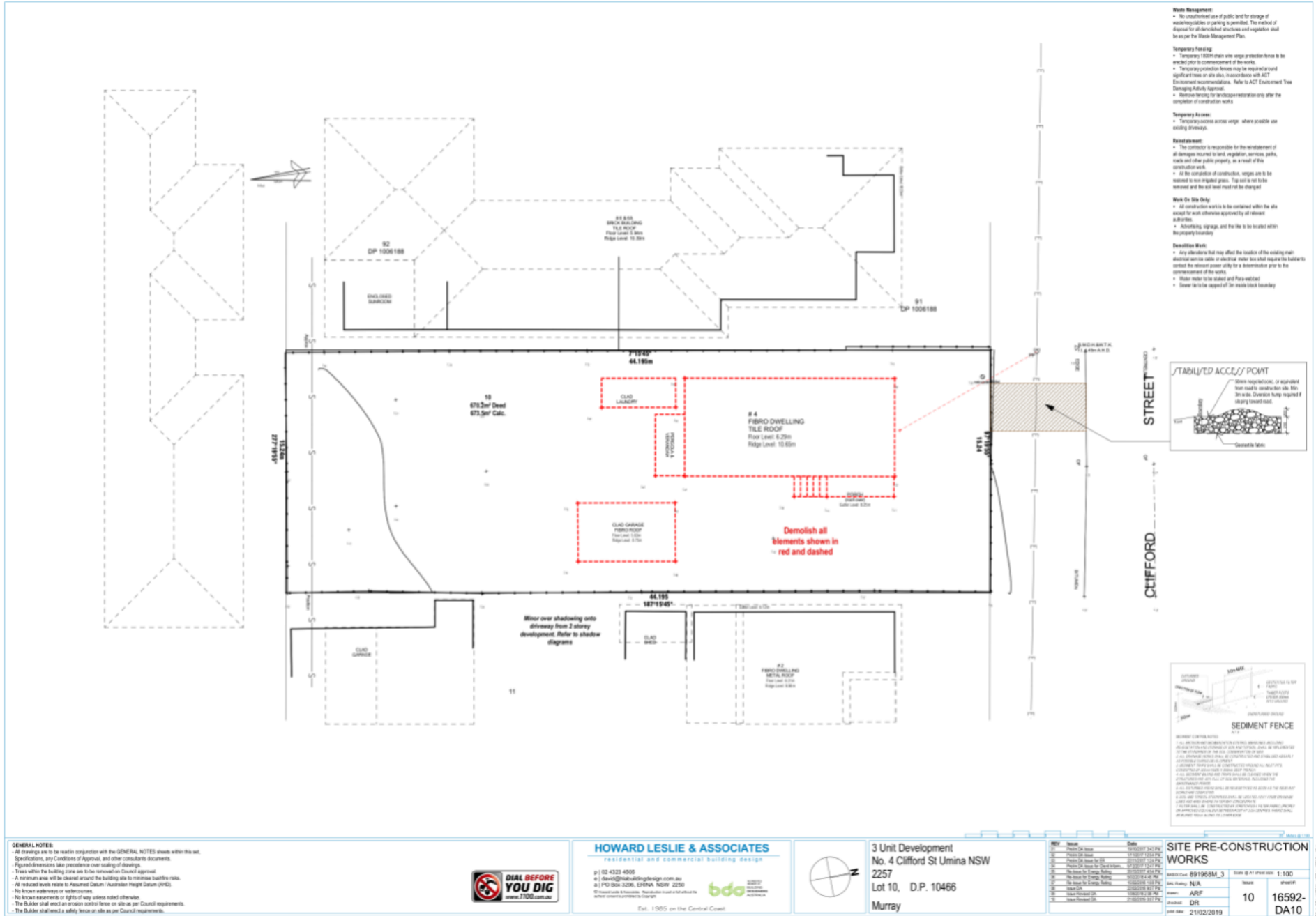
REV	DATE	DESCRIPTION
1	21/02/2019	Issue for Tender
2	21/02/2019	Issue for Tender
3	21/02/2019	Issue for Tender
4	21/02/2019	Issue for Tender
5	21/02/2019	Issue for Tender
6	21/02/2019	Issue for Tender
7	21/02/2019	Issue for Tender
8	21/02/2019	Issue for Tender
9	21/02/2019	Issue for Tender
10	21/02/2019	Issue for Tender

**GENERAL NOTES 1**

TABLE CODE: B91968M\_3  
DATE: 21/02/2019  
ISSUE: N/A  
PROJECT: ARF  
DRAWING: DR  
DATE: 21/02/2019

Sheet 01 of 10 sheets  
Scale: 1:100  
Project: 16592-DA01





- Waste Management**
- No unauthorised use of public land for storage of waste materials or parking is permitted. The method of disposal for all demolition structures and vegetation shall be as per the Waste Management Plan.
- Temporary Fencing**
- Temporary 1800mm chain wire safety protection fence to be erected prior to commencement of the works.
  - Temporary protection fences may be required around significant trees on the site, in accordance with ACT Environment Accommodations. Refer to ACT Environment Tree Demolition Activity Approval.
  - Remove fencing for landscape restoration only after the completion of construction works.
- Temporary Access**
- Temporary access across verge, where possible use existing driveways.
- Reinstatement**
- The contractor is responsible for the reinstatement of all damage incurred to land, vegetation, services, paths, roads and other public property, as a result of the construction work.
  - At the completion of construction, verges are to be reinstated to existing grade. Top soil is not to be removed and the soil must not be changed.
- Work On Site Only**
- All construction work is to be contained within the site except for work otherwise approved by all relevant authorities.
  - Advertising signage and the like is to be located within the property boundary.
- Demolition Work**
- Any alterations that may affect the location of the existing main electrical service cable or electrical meter box shall require the builder to contact the relevant power utility for a determination prior to the commencement of the works.
  - Water meter to be sealed and Pa wallied.
  - Sever to be capped off to nearest street boundary.

**GENERAL NOTES:**

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- Figured dimensions take precedence over scaling of drawings.
- Traces within the building zone are to be removed on Council approval.
- A minimum area will be cleared around the building site to minimise bushfire risks.
- All reduced levels relate to Assumed Datum (Australian Height Datum (AHD)).
- No known waterways or watercourses.
- No known easements or rights of way unless noted otherwise.
- The Builder shall erect an erosion control fence on site as per Council requirements.
- The Builder shall erect a safety fence on site as per Council requirements.

**HOWARD LESLIE & ASSOCIATES**  
residential and commercial building design

p | 02 4323 4505  
e | [dan@hlsbuildingdesign.com.au](mailto:dan@hlsbuildingdesign.com.au)  
a | PO Box 2206, ERINA, NSW 2220

**bda** 202217  
BUILT DESIGN ASSOCIATES  
RESIDENTIAL DESIGN

Est. 1985 on the Central Coast

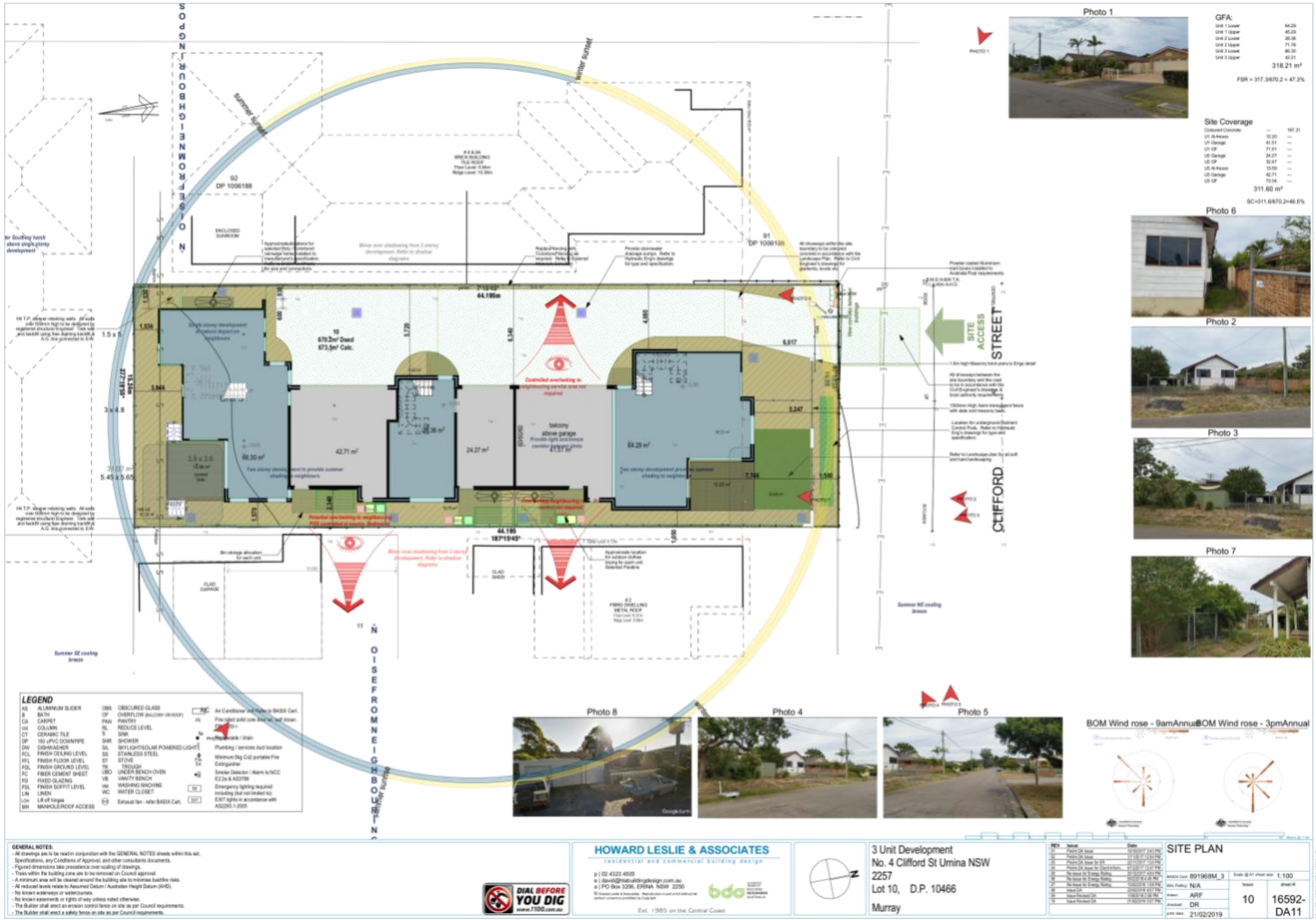
**3 Unit Development**  
No. 4 Clifford St Umina NSW  
2257  
Lot 10, D.P. 10466  
Murray

REV	DATE	DESCRIPTION
01	21/02/2019	Issue for Tender
02	21/02/2019	Issue for Tender
03	21/02/2019	Issue for Tender
04	21/02/2019	Issue for Tender
05	21/02/2019	Issue for Tender
06	21/02/2019	Issue for Tender
07	21/02/2019	Issue for Tender
08	21/02/2019	Issue for Tender
09	21/02/2019	Issue for Tender
10	21/02/2019	Issue for Tender

**SITE PRE-CONSTRUCTION WORKS**

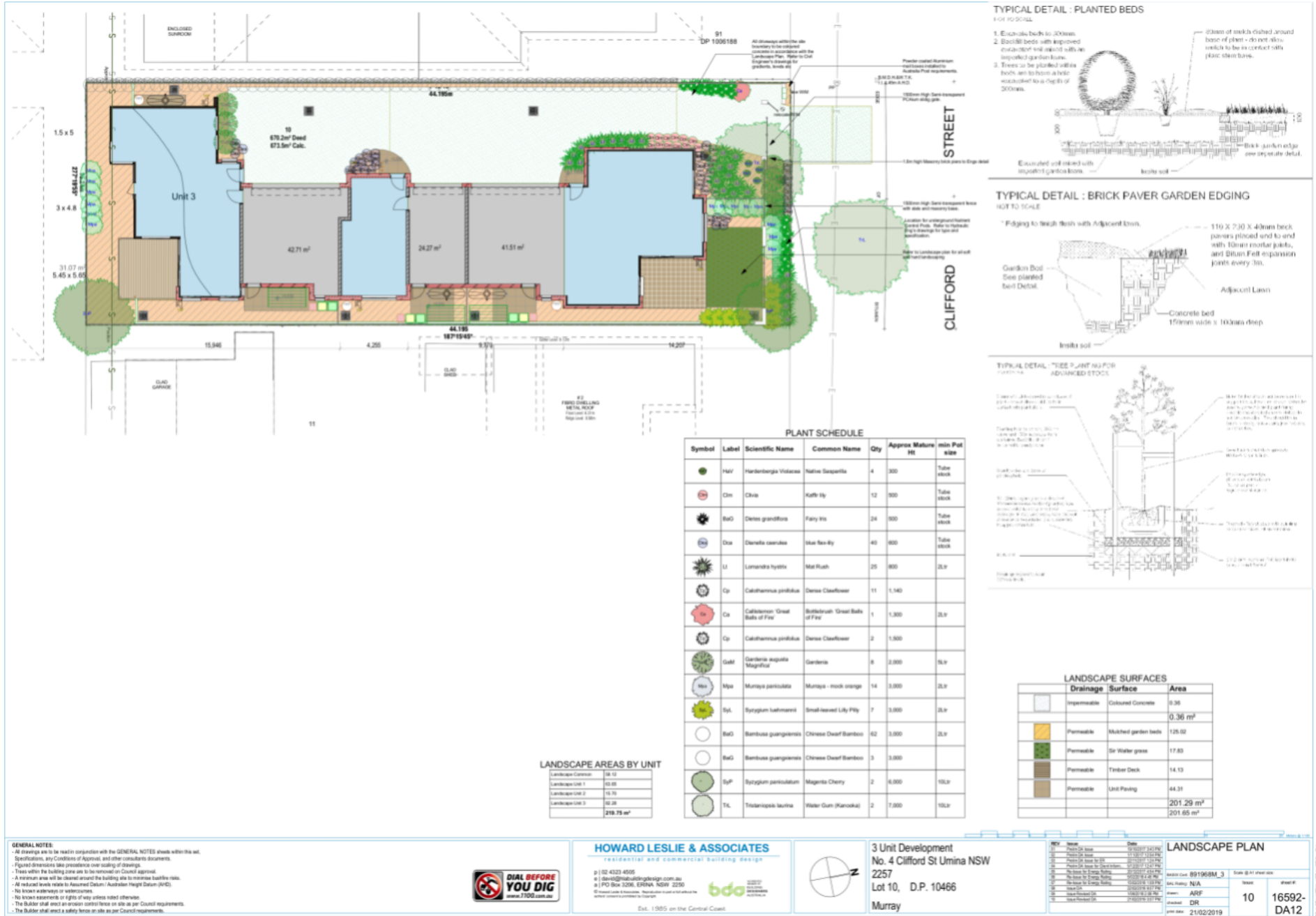
Lot 10	Sheet #11 of 11	Sheet #1 of 1
DA No:	8911968M_3	DA No:
DA Name:	ARF	DA No:
DA Type:	DR	DA No:
Issue Date:	21/02/2019	DA No:















**GENERAL NOTES:**  
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 - All radial walls relate to Assumed Datum (Australian Height Datum (AHD)).  
 - No known waterways or watercourses.  
 - No known easements or rights of way unless noted otherwise.  
 - The Builder shall meet all erosion control requirements as per Council requirements.  
 - The Builder shall erect a safety fence on site as per Council requirements.

**HOWARD LESLIE & ASSOCIATES**  
 residential and commercial building design

p | 02 4323 4505  
 e | hla@hla.com.au  
 a | PO Box 2206, ERINA, NSW 2220

**bda**  
 BUILDING DESIGN ASSOCIATES  
 10/110 BROADWAY, SYDNEY NSW 1585

Est. 1985 on the Central Coast



3 Unit Development  
 No. 4 Clifford St Umina NSW  
 2257  
 Lot 10, D.P. 10466  
 Murray

REV	DATE	DESCRIPTION
01	21/02/2019	Issue for Council
02	21/02/2019	Issue for Council
03	21/02/2019	Issue for Council
04	21/02/2019	Issue for Council
05	21/02/2019	Issue for Council
06	21/02/2019	Issue for Council

**SHADOW DIAGRAMS**

Project Code: 891968M\_3  
 Issue: 10  
 Sheet # of 11 total sheets

Author: N/A  
 Designer: ARF  
 Checker: DR

Scale: 10  
 Project No: 16592-DA13  
 Print Date: 21/02/2019





**LEGEND**

AC	ACCELERATED CEMENT CONCRETE	AC	As Constructed and Refer to BASIS Data
AN	ANALYTICAL CONCRETE	AC	As Constructed and Refer to BASIS Data
CA	CASSETTE	BR	BRICK (with plaster and stone finish on exterior)
CL	CLAY BRICK	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CB	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM
CC	CONCRETE COMPOSITE	GL	GLAZED ALUMINIUM

**STORAGE**

100	Garage	Storage	4.00
100	Under-Slab	Storage	2.30
100	1st Flr	Storage	0.50
<b>10.18 m<sup>2</sup></b>			
100	Attic/Landscaping	Storage	0.50
100	Garage	Storage	0.50
100	1st Flr	Storage	0.50
<b>0.00 m<sup>2</sup></b>			
100	Garage	Storage	4.00
100	Under-Slab	Storage	4.13
100	1st Flr	Storage	0.50
<b>97.43 m<sup>2</sup></b>			
<b>127.45 m<sup>2</sup></b>			

**GFA:**

100	1st Floor	62.00
100	2nd Floor	42.00
100	3rd Floor	42.00
100	4th Floor	42.00
100	5th Floor	42.00
100	6th Floor	42.00
100	7th Floor	42.00
100	8th Floor	42.00
100	9th Floor	42.00
100	10th Floor	42.00
100	11th Floor	42.00
100	12th Floor	42.00
100	13th Floor	42.00
100	14th Floor	42.00
100	15th Floor	42.00
100	16th Floor	42.00
100	17th Floor	42.00
100	18th Floor	42.00
100	19th Floor	42.00
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100	21st Floor	42.00
100	22nd Floor	42.00
100	23rd Floor	42.00
100	24th Floor	42.00
100	25th Floor	42.00
100	26th Floor	42.00
100	27th Floor	42.00
100	28th Floor	42.00
100	29th Floor	42.00
100	30th Floor	42.00
100	31st Floor	42.00
100	32nd Floor	42.00
100	33rd Floor	42.00
100	34th Floor	42.00
100	35th Floor	42.00
100	36th Floor	42.00
100	37th Floor	42.00
100	38th Floor	42.00
100	39th Floor	42.00
100	40th Floor	42.00
100	41st Floor	42.00
100	42nd Floor	42.00
100	43rd Floor	42.00
100	44th Floor	42.00
100	45th Floor	42.00
100	46th Floor	42.00
100	47th Floor	42.00
100	48th Floor	42.00
100	49th Floor	42.00
100	50th Floor	42.00

**SUMMARY OF BASIS COMMENTS FOR EACH UNIT**

Unit	Water	Plumbing	Electrical	Mechanical	Structural
1	OK	OK	OK	OK	OK
2	OK	OK	OK	OK	OK
3	OK	OK	OK	OK	OK

**GENERAL NOTES**

- All drawings are to be read in conjunction with the GENERAL NOTES sheet which is included.
- Specifications, any Conditions of Approval, and other conditions documents.
- Planned construction shall precede any existing work.
- Where shown on the building line and is to be removed or covered over, the existing work shall be removed or covered over.
- All existing work shall be removed or covered over.
- All existing work shall be removed or covered over.
- All existing work shall be removed or covered over.
- All existing work shall be removed or covered over.
- All existing work shall be removed or covered over.
- All existing work shall be removed or covered over.

**HOWARD LESLIE & ASSOCIATES**  
 ARCHITECTS  
 105/106 SOUTH BRIDGE ROAD  
 SINGAPORE 054493  
 TEL: +65 6372 3111  
 FAX: +65 6372 3112  
 WWW.HLARCHITECTS.COM

**3 Unit Development**  
 No. 4 Clifford St Umina NSW  
 2257  
 Lot 10, D.P. 10466  
 Murray

**PLANS**

Project No.	DA54622
Client	MURRAY DEVELOPMENTS PTY LTD
Architect	HOWARD LESLIE & ASSOCIATES
Date	23/02/2019
Scale	AS SHOWN
Sheet No.	10
Total Sheets	16
Project Name	3 Unit Development No. 4 Clifford St Umina NSW
Location	Lot 10, D.P. 10466, Umina Beach NSW
Client Contact	John Murray
Architect Contact	John Murray
Scale	AS SHOWN



### Room Number Legend

1	Garage	12	Study
2	Entry	13	Corridor
5	Living/Family	14	Ensuite
6	Meatb	15	Bath
7	Kitchen	16	Toilet
7a	Play	17a	Lin
8	Laundry	17b	Storage
10	Main Bed	18	Robe
11	Bed	20	POD

Room No.	Room Name	Area (sqm)	Volume (m³)
1	Garage	12.5	12.5
2	Entry	13.0	13.0
5	Living/Family	14.0	14.0
6	Meatb	15.0	15.0
7	Kitchen	16.0	16.0
7a	Play	17.0	17.0
8	Laundry	17.5	17.5
10	Main Bed	18.0	18.0
11	Bed	20.0	20.0

### SUMMARY OF BASIC COMMENTS FOR EACH UNIT

This is a summary of the basic comments as shown in the B303 Certificate. Refer to the relevant drawings for further details.

Category	Item	Yes	No
BASIC COMMENTS	Fire	Yes	No
	1.5m Tolerances	Yes	No
	2.5m Tolerances	Yes	No
GENERAL COMMENTS	1.5m Tolerances	Yes	No
	2.5m Tolerances	Yes	No
	3.0m Tolerances	Yes	No

### SECTION A DA21

SECTION A DA21 1:100

### SECTION B DA21

SECTION B DA21 1:100

### 01 DA21 NORTH ELEVATION

01 DA21 NORTH ELEVATION 1:100

### 03 DA21 EAST ELEVATION

03 DA21 EAST ELEVATION 1:100

### 02 DA21 SOUTH ELEVATION

02 DA21 SOUTH ELEVATION 1:100

### 04 DA21 WEST ELEVATION

04 DA21 WEST ELEVATION 1:100

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- Figured dimensions take precedence over scaling of drawings.
- Traces within the building zone are to be removed on Council approval.
- A minimum area will be cleared around the building site to minimise bushfire risks.
- All reduced water meter to Approved Design / Australian Water Meter (AWM).
- No known waterways or watercourses.
- No known easements or rights of way unless noted otherwise.
- The Builder shall erect a safety fence on site as per Council requirements.
- The Builder shall erect a safety fence on site as per Council requirements.

### HOWARD LESLIE & ASSOCIATES

residential and commercial building design

11/02 4323 4606  
 h@hla.com.au  
 11/02 4323 4606  
 11/02 4323 4606

### BUILDING ELEVATIONS & SECTIONS

Project No: 891968M\_3  
 Sheet: 01 of 01 sheet size: 1:100  
 Date: N/A  
 Author: ARF  
 Checked: DR  
 Date: 21/02/2019















**GENERAL NOTES:**  
 - All drawings are to be read in conjunction with the GENERAL NOTES sheet within this set.  
 - Specifications, any Conditions of Approval, and other consistent documents.  
 - Figures shown in this set are provided for information only.  
 - If there is a discrepancy between the drawings and the Council approval, the Council approval will prevail.  
 - All materials are to be of a standard as specified in the drawings.  
 - All dimensions are to be taken to the face of the work unless otherwise stated.  
 - No access is to be provided to the site.  
 - The Builder shall check a survey or other approved requirements.  
 - The Builder shall check a survey or other approved requirements.

**HOWARD LESLIE & ASSOCIATES**  
 ARCHITECTS  
 110-112/114-116/118-120/122-124/126-128/130-132/134-136/138-140/142-144/146-148/150-152/154-156/158-160/162-164/166-168/170-172/174-176/178-180/182-184/186-188/190-192/194-196/198-200/202-204/206-208/210-212/214-216/218-220/222-224/226-228/230-232/234-236/238-240/242-244/246-248/250-252/254-256/258-260/262-264/266-268/270-272/274-276/278-280/282-284/286-288/290-292/294-296/298-300/302-304/306-308/310-312/314-316/318-320/322-324/326-328/330-332/334-336/338-340/342-344/346-348/350-352/354-356/358-360/362-364/366-368/370-372/374-376/378-380/382-384/386-388/390-392/394-396/398-400/402-404/406-408/410-412/414-416/418-420/422-424/426-428/430-432/434-436/438-440/442-444/446-448/450-452/454-456/458-460/462-464/466-468/470-472/474-476/478-480/482-484/486-488/490-492/494-496/498-500/502-504/506-508/510-512/514-516/518-520/522-524/526-528/530-532/534-536/538-540/542-544/546-548/550-552/554-556/558-560/562-564/566-568/570-572/574-576/578-580/582-584/586-588/590-592/594-596/598-600/602-604/606-608/610-612/614-616/618-620/622-624/626-628/630-632/634-636/638-640/642-644/646-648/650-652/654-656/658-660/662-664/666-668/670-672/674-676/678-680/682-684/686-688/690-692/694-696/698-700/702-704/706-708/710-712/714-716/718-720/722-724/726-728/730-732/734-736/738-740/742-744/746-748/750-752/754-756/758-760/762-764/766-768/770-772/774-776/778-780/782-784/786-788/790-792/794-796/798-800/802-804/806-808/810-812/814-816/818-820/822-824/826-828/830-832/834-836/838-840/842-844/846-848/850-852/854-856/858-860/862-864/866-868/870-872/874-876/878-880/882-884/886-888/890-892/894-896/898-900/902-904/906-908/910-912/914-916/918-920/922-924/926-928/930-932/934-936/938-940/942-944/946-948/950-952/954-956/958-960/962-964/966-968/970-972/974-976/978-980/982-984/986-988/990-992/994-996/998-1000/1002-1004/1006-1008/1010-1012/1014-1016/1018-1020/1022-1024/1026-1028/1030-1032/1034-1036/1038-1040/1042-1044/1046-1048/1050-1052/1054-1056/1058-1060/1062-1064/1066-1068/1070-1072/1074-1076/1078-1080/1082-1084/1086-1088/1090-1092/1094-1096/1098-1100/1102-1104/1106-1108/1110-1112/1114-1116/1118-1120/1122-1124/1126-1128/1130-1132/1134-1136/1138-1140/1142-1144/1146-1148/1150-1152/1154-1156/1158-1160/1162-1164/1166-1168/1170-1172/1174-1176/1178-1180/1182-1184/1186-1188/1190-1192/1194-1196/1198-1200/1202-1204/1206-1208/1210-1212/1214-1216/1218-1220/1222-1224/1226-1228/1230-1232/1234-1236/1238-1240/1242-1244/1246-1248/1250-1252/1254-1256/1258-1260/1262-1264/1266-1268/1270-1272/1274-1276/1278-1280/1282-1284/1286-1288/1290-1292/1294-1296/1298-1300/1302-1304/1306-1308/1310-1312/1314-1316/1318-1320/1322-1324/1326-1328/1330-1332/1334-1336/1338-1340/1342-1344/1346-1348/1350-1352/1354-1356/1358-1360/1362-1364/1366-1368/1370-1372/1374-1376/1378-1380/1382-1384/1386-1388/1390-1392/1394-1396/1398-1400/1402-1404/1406-1408/1410-1412/1414-1416/1418-1420/1422-1424/1426-1428/1430-1432/1434-1436/1438-1440/1442-1444/1446-1448/1450-1452/1454-1456/1458-1460/1462-1464/1466-1468/1470-1472/1474-1476/1478-1480/1482-1484/1486-1488/1490-1492/1494-1496/1498-1500/1502-1504/1506-1508/1510-1512/1514-1516/1518-1520/1522-1524/1526-1528/1530-1532/1534-1536/1538-1540/1542-1544/1546-1548/1550-1552/1554-1556/1558-1560/1562-1564/1566-1568/1570-1572/1574-1576/1578-1580/1582-1584/1586-1588/1590-1592/1594-1596/1598-1600/1602-1604/1606-1608/1610-1612/1614-1616/1618-1620/1622-1624/1626-1628/1630-1632/1634-1636/1638-1640/1642-1644/1646-1648/1650-1652/1654-1656/1658-1660/1662-1664/1666-1668/1670-1672/1674-1676/1678-1680/1682-1684/1686-1688/1690-1692/1694-1696/1698-1700/1702-1704/1706-1708/1710-1712/1714-1716/1718-1720/1722-1724/1726-1728/1730-1732/1734-1736/1738-1740/1742-1744/1746-1748/1750-1752/1754-1756/1758-1760/1762-1764/1766-1768/1770-1772/1774-1776/1778-1780/1782-1784/1786-1788/1790-1792/1794-1796/1798-1800/1802-1804/1806-1808/1810-1812/1814-1816/1818-1820/1822-1824/1826-1828/1830-1832/1834-1836/1838-1840/1842-1844/1846-1848/1850-1852/1854-1856/1858-1860/1862-1864/1866-1868/1870-1872/1874-1876/1878-1880/1882-1884/1886-1888/1890-1892/1894-1896/1898-1900/1902-1904/1906-1908/1910-1912/1914-1916/1918-1920/1922-1924/1926-1928/1930-1932/1934-1936/1938-1940/1942-1944/1946-1948/1950-1952/1954-1956/1958-1960/1962-1964/1966-1968/1970-1972/1974-1976/1978-1980/1982-1984/1986-1988/1990-1992/1994-1996/1998-2000/2002-2004/2006-2008/2010-2012/2014-2016/2018-2020/2022-2024/2026-2028/2030-2032/2034-2036/2038-2040/2042-2044/2046-2048/2050-2052/2054-2056/2058-2060/2062-2064/2066-2068/2070-2072/2074-2076/2078-2080/2082-2084/2086-2088/2090-2092/2094-2096/2098-2100/2102-2104/2106-2108/2110-2112/2114-2116/2118-2120/2122-2124/2126-2128/2130-2132/2134-2136/2138-2140/2142-2144/2146-2148/2150-2152/2154-2156/2158-2160/2162-2164/2166-2168/2170-2172/2174-2176/2178-2180/2182-2184/2186-2188/2190-2192/2194-2196/2198-2200/2202-2204/2206-2208/2210-2212/2214-2216/2218-2220/2222-2224/2226-2228/2230-2232/2234-2236/2238-2240/2242-2244/2246-2248/2250-2252/2254-2256/2258-2260/2262-2264/2266-2268/2270-2272/2274-2276/2278-2280/2282-2284/2286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## ATTACHMENT C

DA54622/2018 - Multi Dwelling Housing (3 units) &amp; Demolition of Existing Structures

Description of Land - LOT: 10 DP: 10466, 4 Clifford Street UMINA BEACH

**Gosford Development Control Plan 2013 (GDCP 2013)****Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings****Compliance Table**

Development Control	Required	Proposed	Compliance
<b>3.3 Multi Dwelling Housing &amp; Residential Flat Buildings (General Controls)</b>	3.3.1.4 Objectives	<p>It is considered the proposed development is generally consistent with the objectives for multi dwelling housing developments for the following reasons:</p> <ul style="list-style-type: none"> <li>• Provides improved standards of environmental planning, urban design, architectural and landscape quality.</li> <li>• Complements the desired character of the area and does not impact on natural scenic qualities.</li> <li>• Maintains and enhance current levels of residential amenity.</li> <li>• Provides a variety of dwelling types providing improved housing choice for the area.</li> </ul>	Yes
<b>3.3.2.1 Character</b>	New developments are consistent with the desired character for the surrounding area.	<p>It is considered the proposed development is consistent with desired character as stated in Chapter 2.1 of this compliance table.</p> <ul style="list-style-type: none"> <li>• Siting of buildings and surrounding garden areas is consistent with surrounding developments.</li> <li>• Height, size and scale of the building is compatible with locality.</li> <li>• The architectural design and form provides improved urban design outcomes and the proposed two storey building will not have adverse impact on existing residential amenity in terms of overshadowing and overlooking.</li> <li>• Garden design and details are compatible with the streetscape character.</li> </ul>	Yes
<b>3.3.3.1 Height</b>	<p>Clause 3.3.3.1.2 Maximum Height Controls</p> <ul style="list-style-type: none"> <li>• Max building height GLEP 2014 = 8.5m</li> <li>• Max 2 storeys</li> <li>• Max height exterior wall 7.5m</li> </ul>	<ul style="list-style-type: none"> <li>• Max building height = 7.26m</li> <li>• Max 2 storeys</li> <li>• Max height of exterior wall = 6.16m.</li> <li>• The proposal complies with the 1m height limit with the exception of a portion of Unit 3 at the southeast portion of the site incorporating a</li> </ul>	<p>Yes Yes Yes <b>No</b>, however the variations are supported</p>

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> <li>Max floor height lowest occupied storey 1m</li> </ul>	portion of living and kitchen area where the floor level is variable to a maximum of 1.3m above existing ground level – variation of 30%. The non-compliance results from the variable existing ground level at this portion of the site.	
	Clause 3.3.3.1.3 Development Controls <ul style="list-style-type: none"> <li>Min 2.7m ceiling heights for 2 storey buildings</li> </ul>	<ul style="list-style-type: none"> <li>Ceiling heights for ground level comply = 2.75m</li> <li>Ceiling heights for upper level do not comply = 2.55m – variation of 0.15m or 5.6%</li> </ul>	Yes  <b>No</b> , however the variations are supported
<b>3.3.3.2 Setbacks</b>	Clause 3.3.3.2a Deep soil along boundaries: <ul style="list-style-type: none"> <li>Side boundary min width 2m</li> <li>Front boundary min width 6m</li> <li>Rear boundary min width 6m</li> </ul>	<ul style="list-style-type: none"> <li>East side setback 1.05m - 1.57m; a variation of 74% - 21.5%</li> <li>West boundary where driveway is located provides 0.5m setback along driveway increasing at site frontage with 1.5m side setback for approximately 10m at the rear (Unit 3). Allowable encroachments into deep soil setbacks are permitted for large paved areas such as driveways where there is at least 1m wide area for planting trees or shrubs.</li> <li>Front setback = 5.247m - 6.0m; a variation of 12.55%</li> <li>Rear setback 1.536m - 3.044m; a variation of 74.4% - 49.3%</li> </ul>	<b>No</b> , however the variations are supported
	Clause 3.3.3.2b Setbacks to exterior walls: <ul style="list-style-type: none"> <li>Side boundary average 4m (2 storey), min 3.5m</li> <li>Front Setback 6m</li> <li>Rear Setback 6m</li> </ul>	<ul style="list-style-type: none"> <li>East side setback proposed for ground level 1.05m – 2.31m - a variation of 70% - 34% and Upper level 2.31m – 4.0m – a variation of 34%</li> <li>West side setback proposed for ground level 1.5m – 4.08m – a variation of 57%. The variation occurs for approximately 10m at the rear (Unit 3).</li> <li>Front setback required 6m. Proposed setback 5.247m; a variation of 12.55%</li> <li>Rear setback required 6m. Proposed setbacks are:               <ul style="list-style-type: none"> <li>Ground level setback is variable from 1.5m – 2.95m; a maximum variation of 75%</li> <li>Upper level setback is variable from 2.95m - 5.834m; a maximum variation of 75% for a length of 2.6m</li> </ul> </li> </ul>	<b>No</b> , however the variations are supported
<b>3.3.3.3 Car Parking</b>	Clause 3.3.3.3.2	Refer Section 7.1 Car Parking for compliance with GDCP 2013. The	Yes



Development Control	Required	Proposed	Compliance
	Technical requirements to be in accordance with Chapter 7.1 Car Parking Appendix A.	proposed parking arrangements are consistent with the objectives.	
	Clause 3.3.3.3.2 Scenic Quality/Neighbourhood character of off-street parking <ul style="list-style-type: none"> <li>• Not located facing street/lane</li> <li>• Not located in front setback</li> <li>• Not create continuous row of enclosed garages</li> </ul>	<ul style="list-style-type: none"> <li>• Garages face western boundary</li> <li>• Garages not located in front setback</li> <li>• Garages separated by habitable spaces of each unit</li> </ul>	Yes
	Clause 3.3.3.3.5 Driveway Design <ul style="list-style-type: none"> <li>• Min 3m wide driveway for developments with less than 25 parking spaces, provision of a passing bay at 30m intervals, 5.5m wide width at kerb</li> </ul>	The driveway is minimum 3m wide with splay to kerb. The driveway serves less than 25 parking spaces and a passing bay is not required.	Yes
<b>3.3.3.4 Articulation</b>	Clause 3.3.3.4.2 Maximum dimensions of buildings <ul style="list-style-type: none"> <li>• Max width and depth of building - 25m</li> <li>• Buildings between 25m-35m must be indented with 6 X 6 courtyard, including 1 canopy tree and reduced wall heights surrounding</li> <li>• Each courtyard planted with 1 large canopy tree</li> <li>• Surrounding each courtyard height of exterior walls reduced</li> </ul>	<ul style="list-style-type: none"> <li>• A building may exceed elevations longer than 25m-35m. The building is 35.132 metres in length however has sufficient building articulation incorporating courtyard areas to reduce bulk and scale of the development.</li> <li>• The height of exterior walls is reduced with upper level set back from ground level.</li> <li>• Unit 1 and Unit 3 courtyards are planted with a canopy tree capable of a mature height of 6m orientated to the front and rear of the building.</li> <li>• Unit 2 courtyard dimensions are less than 6 x 6m and no canopy tree is proposed. The design of Unit 2 with living space on the upper floor provides private open space in the form of a terrace adjoining the living spaces. The terrace includes landscaped areas.</li> </ul>	<b>No,</b> however the variation is supported
	Clause 3.3.3.4.4 Articulation of building forms and facades <ul style="list-style-type: none"> <li>• The unarticulated length of any wall should not exceed 8m.</li> </ul>	The side elevations of the upper level of Unit 2 are greater than 8m. Notwithstanding this, articulation is provided to the elevations using changes in building materials and fenestration, together with building lines and setbacks to break up the side elevations of the building. Therefore satisfactory articulation is achieved in accordance with the control.	Yes

Development Control	Required	Proposed	Compliance
<b>3.3.3.5.2 Sunlight and Overshadowing</b>	<p>Clause 3.3.3.5.2 Solar access requirements for living rooms and communal open space:</p> <ul style="list-style-type: none"> <li>• Min 3 hrs/day sunlight in living, dining, family rooms and 50% of principal open space areas. Received by 70% of dwellings.</li> <li>• Minimum 3 hours/day sunlight is retained to existing neighbours.</li> </ul>	<ul style="list-style-type: none"> <li>• All units in the development meet criteria for three hours solar access to the living areas and private open space areas of the units.</li> <li>• This is achieved through minor amendments to roof of Unit 3 on the eastern elevation – raising the roof of the living area and providing highlight windows.</li> <li>• Minimum 3 hours/day sunlight is retained to existing neighbours.</li> <li>• Shadow diagrams have been submitted with the application which shows shadowing in mid-winter. Refer to Attachment B, Architectural Plans, Drawing 16592-DA13.</li> </ul>	Yes
<b>3.3.3.5.3 Site Planning</b>	<p>Clause 3.3.3.5.3 Controls</p> <ul style="list-style-type: none"> <li>• Site planning to provide for reasonable privacy for existing &amp; proposed dwellings.</li> <li>• For two storey buildings: provide 9m between adjacent dwellings,</li> <li>• If screening is provided these distances can be lessened.</li> </ul>	<ul style="list-style-type: none"> <li>• The development proposes less than 9m separation distance to residential development to the east, west and south.</li> <li>• The design of the development ensures line-of-sight privacy is maintained to the east through highlight windows, courtyard screening and 1.8m high boundary fencing and reasonable privacy is provided for existing and proposed dwellings.</li> </ul>	Yes
<b>3.3.3.5.4 Natural cross ventilation</b>	<p>Clause 3.3.3.5.4 controls</p> <ul style="list-style-type: none"> <li>• Min 60% of dwellings must have suitable floor plans for cross ventilation.</li> </ul>	The proposal complies with the controls and suitable ventilation is provided to all units.	Yes
<b>3.3.3.5.5 Private Open Space</b>	<p>Clause 3.3.3.5.5 controls</p> <ul style="list-style-type: none"> <li>• Private open space (POS) all dwellings with a private entrance at ground level - min area 50m<sup>2</sup></li> <li>• Min width 5m x 5m</li> <li>• Min dimension is 3.5m</li> <li>• 1 tree and landscaping per POS</li> <li>• All should have one sunny spot, be located adjacent to a living space and a space for clothes drying</li> </ul>	<ul style="list-style-type: none"> <li>• Unit 1 has 75m<sup>2</sup> of private open space at ground level and includes the following features – an area a minimum width 5m x 5m with 1 canopy tree and an adjoining service area on the eastern boundary.</li> <li>• Unit 2 has a total of 44.14m<sup>2</sup> of private open space; this is provided by 15.70m<sup>2</sup> at ground level and includes a service area on the eastern boundary plus a terrace on upper level 28.44m<sup>2</sup> in area.</li> <li>• Unit 3 has 82.28m<sup>2</sup> of private open space at ground level and includes the following features - an area a minimum width 5m x 5m with 2 canopy trees and an adjoining service area on the eastern boundary.</li> </ul>	<p>Yes</p> <p><b>No</b>, however the variation is supported</p> <p>Yes</p>

Development Control	Required	Proposed	Compliance
<b>3.3.3.5.6 Communal Open Space</b>	Only required for developments with more than 10 dwellings	The proposal comprises only 3 dwellings and no communal open space is proposed.	Yes
<b>3.3.4.1 Housing Choice</b>	Clause 3.3.4.1.2: <ul style="list-style-type: none"> <li>Provide a variety of dwelling types</li> </ul>	<ul style="list-style-type: none"> <li>Each unit in the development has a different layout. The proposal provides a variety of different dwelling types.</li> </ul>	Yes
	Clause 3.3.4.1.3: <ul style="list-style-type: none"> <li>All development &gt;3 dwellings – one third of dwellings should be adaptable.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal comprises only 3 dwellings and not required to provide adaptable dwellings.</li> </ul>	Yes
<b>3.3.4.2 Residential Address</b>	Controls: <ul style="list-style-type: none"> <li>Provide a traditional street address - Front doors, windows, patios etc facing street</li> <li>Dwellings with private open space at ground level have private entrance</li> <li>Garages are not located on street frontage</li> <li>Solid fences to a height of 1.2m, and partially transparent screening above that for fences that face public/communal areas</li> </ul>	<ul style="list-style-type: none"> <li>Unit 1 provides a traditional street address for the development – windows living area and patio faces the street</li> <li>All units have private entrance</li> <li>Garages are not located on street frontage</li> <li>1.5m high front fence – decorative slat infill panel fence setback from street alignment screened with landscaping.</li> </ul>	Yes  Yes, via the imposition of Condition 2.3 for the design of the fence
<b>3.3.4.3 Facades</b>	Controls <ul style="list-style-type: none"> <li>Divide facade into a "panels"</li> <li>Use gently-pitched roof elements</li> <li>Roofs surrounded by wide eaves</li> <li>Balconies used to disguise expanses of flat exterior walls</li> <li>Light weight finishes incorporated</li> </ul>	<ul style="list-style-type: none"> <li>The proposal is a highly articulated building including changes in building materials and setbacks/alignment.</li> <li>Further articulation in combination with use of building materials would not achieve a better design outcome nor improve the building visually.</li> <li>Gives appearance of individual roofs, through skillion roofs pitched in alternate directions.</li> <li>Uses light weight finishes and a variety of materials.</li> </ul>	Yes
<b>3.3.4.4 Landscaped Areas</b>	Controls <ul style="list-style-type: none"> <li>Provide a landscape plan</li> <li>Site surrounded by canopy trees</li> <li>New trees to have mature heights of 8-10m (similar height to building)</li> <li>Continuous screen plantings to side and rear boundaries</li> </ul>	<ul style="list-style-type: none"> <li>Landscape plan is provided as shown below.</li> <li>Medium sized trees proposed within courtyards of Unit 1 and Unit 3 – are considered satisfactory – mature height 6m</li> <li>No courtyard tree to Unit 2 courtyard however landscaping is proposed to upper level terrace and will soften the built form.</li> </ul>	Yes

Development Control	Required	Proposed	Compliance
	<ul style="list-style-type: none"> <li>• Front setback to include 2 canopy trees, side setback to include 1, rear setback to include 2</li> <li>• Side and rear setbacks should include screen plantings</li> <li>• Driveway flanked by landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal landscaping along eastern boundary; however this is supported in this instance in order to provide service areas and a sunny location for clothes drying.</li> <li>• Overall the proposal provides a satisfactory level of landscaping. Landscaping is provided alongside boundary of the driveway and 1 canopy tree at the rear of the site. The streetscape will be enhanced providing 2 canopy trees at the site frontage including street tree planting.</li> </ul>	
<b>3.3.4.5 Building Services</b>	3.3.4.5.2 Design and Location of Stormwater Systems <ul style="list-style-type: none"> <li>• 25% of the development site shall be deep soil</li> </ul>	25% of the development site provides areas of deep soil.	Yes
	3.3.4.5.3 Garbage bin enclosures <ul style="list-style-type: none"> <li>• Not compromise urban design quality</li> </ul>	Garbage bins to be stored within private courtyards and screened from the internal courtyards and from the street.	Yes
	3.3.4.5.5 Storage <ul style="list-style-type: none"> <li>• Two bedroom apartments: 8m<sup>3</sup></li> </ul>	Storage is provided within garages, under stairs and within each unit and achieves minimum storage required.	Yes



**Item No:** 2.2  
**Title:** DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing  
**Department:** Environment and Planning

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13623066  
Author: Susana Machuca, Senior Development Planner  
Manager: Andrew Roach, Unit Manager, Development Assessment  
Executive: Scott Cox, Director Environment and Planning

### Report Purpose

Development Application DA55574/2018 has been received for the demolition of existing dwellings and construction of Multi-Dwelling Housing (comprising 5 residential units) at No. 5-7 Bangalow Street, Ettalong Beach. The application is required to be referred to Council for determination in accordance with Council's adopted *Policy for Determining Development Applications Subject to Significant Public Objections* as 16 submissions were received during the notification period (15 of these submissions objected to the proposal).

The application has been examined having regard to the matters for consideration detailed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

Applicant	Knight-Mapleton Design Partners (KM)		
Owner	Heisei Pty Ltd		
Application Number	DA55574/2018		
Description of Land	No. 5 Bangalow Street ETTALONG BEACH NSW 2257 (LOT 5) No. 7 Bangalow Street ETTALONG BEACH NSW 2257 (LOT 6)		
Proposed Development	Multi Dwelling Housing 5 Units		
Zoning	R1 GENERAL RESIDENTIAL		
Site Area	LOT 5 : 579.6 m <sup>2</sup>	LOT 6: 579.6 m <sup>2</sup>	Total: 1,159.2 m <sup>2</sup>
Existing Use	Dwelling Houses		
Value of Works	\$ 1,000,000		

### Recommendation

- 1 That Council 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 advises those who made written submissions of its decision.

Precis:

<b>Proposed Development</b>	Demolition of existing dwellings and ancillary structures and construction of Multi-Dwelling Housing comprising of five (5), two-storey dwelling units each containing three (3) bedrooms.
<b>Permissibility and Zoning</b>	<p>The subject site is zoned R1 General Residential under the provisions of <i>Gosford Local Environmental Plan 2014</i>. The proposed development is defined as multi-dwelling housing which is permissible in the zone with consent of Council.</p> <p><i>Multi-dwelling housing</i> means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>The proposed development meets the objectives of the zone.</p>
<b>Relevant Legislation / Policies</b>	<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"> <li>• <i>Environmental Planning and Assessment Act 1979 – s. 4.15 (EP&amp;A Act)</i></li> <li>• <i>State Environmental Planning Policy (Coastal Management) 2018</i></li> <li>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i></li> <li>• <i>State Environmental Planning Policy No 55 Remediation of Land</i></li> <li>• <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</i></li> <li>• <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i></li> <li>• <i>Draft Central Coast Local Environmental Plan 2018 (Draft CCLEP 2018)</i></li> <li>• <i>Gosford Development Control Plan 2013 (GDGP 2013)</i></li> <li>• <i>Draft Central Coast Development Control Plan 2018 (Draft CCDCP 2018)</i></li> <li>• <i>Central Coast Regional Plan 2036 (CCRP 2036)</i></li> <li>• <i>Gosford City Council Climate Change Policy.</i></li> <li>• <i>Central Coast Council's Community Strategic Plan 2018-2028 'One Central Coast'.</i></li> </ul>

<b>Legislative Clauses Requiring Consent Authority Satisfaction</b>	<ul style="list-style-type: none"> <li>Section 4.15 of <i>Environmental Planning &amp; Assessment Act 1979 - Evaluation</i>.</li> <li>Clause 8A (2)(d) of the Local Government Act 1993</li> <li>Clause 6 (Building to which Policy applies) of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> </ul>
<b>Current Use</b>	Two (2) dwelling houses on two (2) individual Lots
<b>Integrated Development</b>	No
<b>Submissions</b>	Sixteen (16) submissions received during the notification period (11 December 2018 – 25 January 2019)- 15 Objections plus 1 Request to replace Native Vegetation
<b>Councillor Representations</b>	Nil

### Variations to Policies

<b>Policy</b>	<b>Clause / Description</b>	<b>Variation</b>
<b>Gosford Development Control Plan 2013</b>	3.3.3.1.3 Minimum Ceiling Height for habitable rooms	<ul style="list-style-type: none"> <li>Minimum height for buildings with two storeys is 2.7m. The proposed development has a maximum height of 2.55m resulting in a 15cm or 5.55% variation with the development standard. The minimum flood height complies with the Building Code of Australia.</li> </ul>
	3.3.3.2 Setbacks	<p><u>Rear Setback</u></p> <ul style="list-style-type: none"> <li>Unit 5 – a 6m rear setback is required at ground and first floors adjacent to 'Unnamed Lane' (northern) boundary.</li> <li>The proposed setback varies from 5.65m to 1.5m resulting in a variation of between 0.35m and 4.5m (5.83% to 75% variation)</li> </ul> <p><u>Side Setback</u></p> <ul style="list-style-type: none"> <li>Unit 1 and Unit 2 – a 2m side setback is required at ground level and a minimum of 3.5m at first floor level adjacent to the western and eastern boundary respectively.</li> <li>Along the western boundary the setback from Unit 1 varies from 1.82m to 2.10m resulting in an approximate 0.18m (9%) variation to the development standard on ground level, and a 1.4m to 1.7m (40% to 48%) variation with the development standard on first floor level.</li> <li>Along the eastern boundary the setback from Unit 2 varies from 1m to 1.29m or</li> </ul>

Policy	Clause / Description	Variation
		<p>(35.50% to 50%) on the ground floor level and (63.14% and 71.43%) to on first floor level.</p> <ul style="list-style-type: none"> <li>Whilst there are a number of setback non-compliances, the proposal will not result in inappropriate overlooking and overshadowing.</li> </ul>
	3.3.3.2.a Deep soil along boundaries	<ul style="list-style-type: none"> <li>Unit 4 – a minimum 2m setback for deep soil planting is required along the eastern side setback. Along the eastern boundary 50% of Unit 4 has a setback of 1.76m resulting in a 0.24m (or 12%) variation with the development standard.</li> <li>Overall the articulated nature of the building design provides sufficient area to incorporate deep soil planting and landscaping. Appropriate landscaping and tree planting conditions are proposed to be applied.</li> </ul>
	3.3.3.4.4 Articulation of Building Forms and Façades	<ul style="list-style-type: none"> <li>The 'unarticulated' length of any exterior wall should not exceed 8m. The proposed development has a front elevation to Bangalow Street of 20.23m in length and side elevations (eastern and western) of 24.12m in length.</li> </ul>
	3.3.4.1.2 Housing Choice and Mix	<ul style="list-style-type: none"> <li>No more than one third of the dwellings should be the same type. All the proposed dwellings are two-storey with 3 bedrooms and ground level entries, therefore resulting in a variation with the development standard.</li> </ul>

### The Site

The site is currently two separate lots legally known as Lot: 5 DP: 12967 and Lot: 6 DP: 12967, 5-7 Bangalow Street, Ettalong Beach. The site is located on the northern side of Bangalow Street and has a total site area of 1,159.10m<sup>2</sup>.





**Figure 1 – Aerial Image of subject Site delineated in blue.**

The land has a frontage to Bangalow Street of 25.60m, a rear boundary frontage to 'Unnamed' Lane of 22.68m, a side eastern boundary of 50.35m and a side western boundary of 51.32m. The site runs on an approximate north to south axis, is relatively flat with a minor fall from the south-west corner (RL 1.53) to north-west corner (RL 1.45) of 0.1m.

The sites are currently occupied by single storey fibro cement and tile roofed dwelling houses with ancillary structures, fencing and the like.



**Figure 2 – Photograph of subject sites 5-7 Bangalow Street, Ettalong Beach**



Figure 3 – Photograph of subject sites from rear “Unnamed” Lane



Figure 4 – Photograph of subject sites Bangalow Street view



**Figure 5 – Photograph of “Unnamed” Lane looking towards Tenalga Avenue**

The site is zoned R1 General Residential under the provisions of *Gosford Local Environmental Plan 2014* (GLEP 2014) (refer to Figure 6). The site is proposed to retain the same zoning under *Draft Central Coast Local Environment Plan 2018* (CCLEP). The proposed development is defined as *Multi-Dwelling Housing* which is permissible in the zone with consent of Council.

### **Surrounding Development**

The site is located approximately 80 metres west of The Esplanade with direct pedestrian connectivity to the commercial centre of Ettalong Beach (being less than 400 metres to the north-east). The immediate locality is residential in character with a combination of single dwellings in individual lots along with multi-dwelling residential developments. There is a mixture of single and two-storey developments in the area.

- To the immediate east there is an existing two-storey multi-dwelling residential development with frontage to Tenalga Avenue;
- To the north (on the opposite side of the unnamed lane) there is an existing one and two-storey multi-residential development which has frontage to Broken Bay Road;
- To the immediate west there are existing single residential dwellings (single-storey); and
- To the south (on the opposite side of Bangalow Street) there is a mix of single and two-storey residential developments.



Figure 6 - Zoning Map (site delineated by blue outline)



Figure 7 & 8 – Photograph of adjacent surrounding development to the southern and northern boundaries

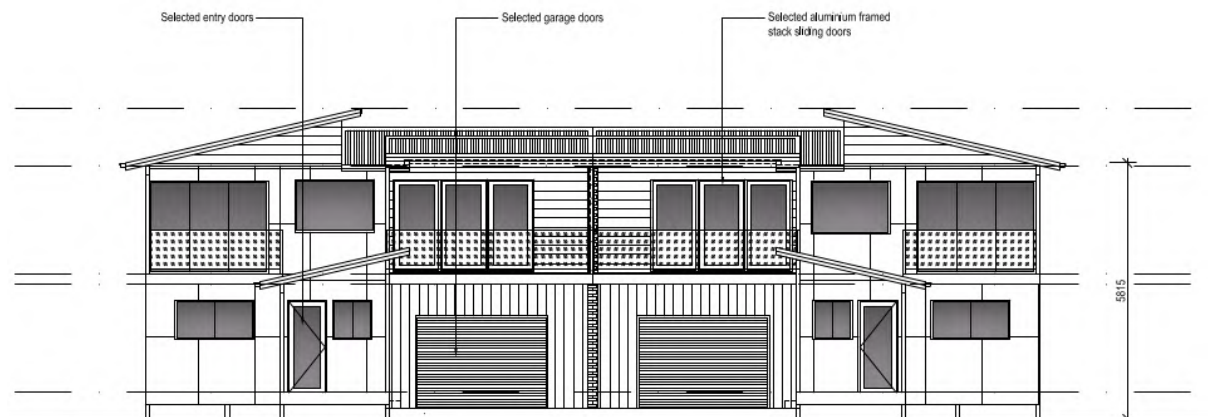


Figure 9 & 10 – Photograph of adjacent surrounding development to the western and eastern boundaries

### The Proposed Development

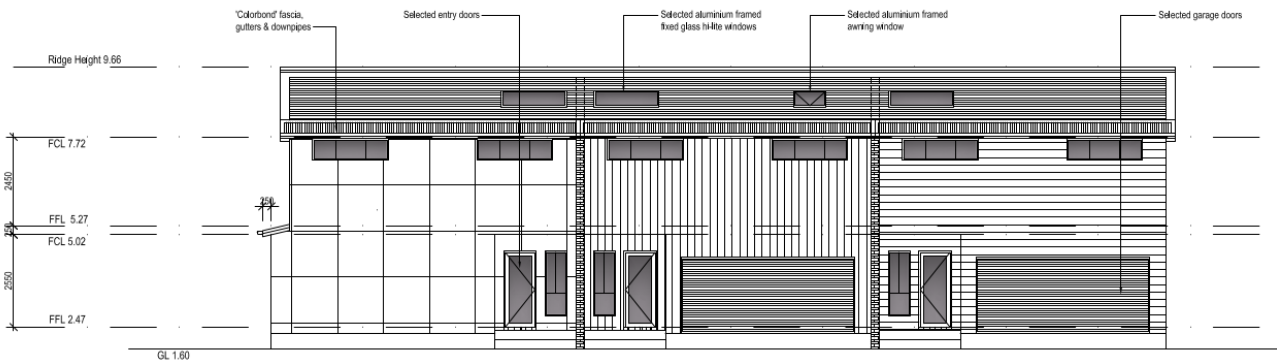
The application seeks to demolish the existing dwellings & ancillary structures and the construction of five (5) two-storey residential units. On-grade car parking to be provided in garages, with vehicle access from both Bangalow Street (for 2 of the residential units) and the unnamed lane (for 3 of the residential units). The proposed development will have an overall height of RL 9.66 AHD (building height of 8.10m) and a floor space ratio (FSR) of 0.5:1 (refer to Figures 11 and 12).

The application has been amended once during the assessment process (revised plans lodged on 28 May 2019) in response to issues raised in community consultation and following initial assessment by Council officers.



### South Elevation

Figure 11 – Southern Elevation (Bangalow Street) of proposed development



West Elevation

**Figure 12 – Western Elevation (Bangalow Street) of proposed development**

In summary, the application aims to seek consent for:

- A multi-dwelling residential development comprising five (5) two-storey residential units;
- Each residential unit contains three bedrooms in a two-storey 'townhouse' design
- Unit 1 & 2 located fronting Bangalow Street each with single garage access from the street;
- Unit 3 & 4 facing east and Unit 5 facing north with double garage access for each of these units from 'Unnamed' Lane entering off Tenalga Avenue.
- Unit 1 demonstrates that the housing unit is capable of providing a Post-Adaptable Floor Plan including an accessible parking garage.
- Pedestrian access will be provided from both Bangalow Street and 'Unnamed' Lane. (Refer to Figure 13).
- Landscaping in accordance with the Landscape Plan submitted in support of the development application (Refer to Figure 14). The landscape plan design overall proposes two trees (native species) and privacy screening hedges to the eastern boundary, double layered planted beds and one tree (native species) to the street frontage. It is noted that Council's Tree Officer has conditioned that an additional tree be planted within front setback of Unit 2 and for two (2) street trees to be planted on the road reserve (Bangalow Street) evenly located either side of the driveway.

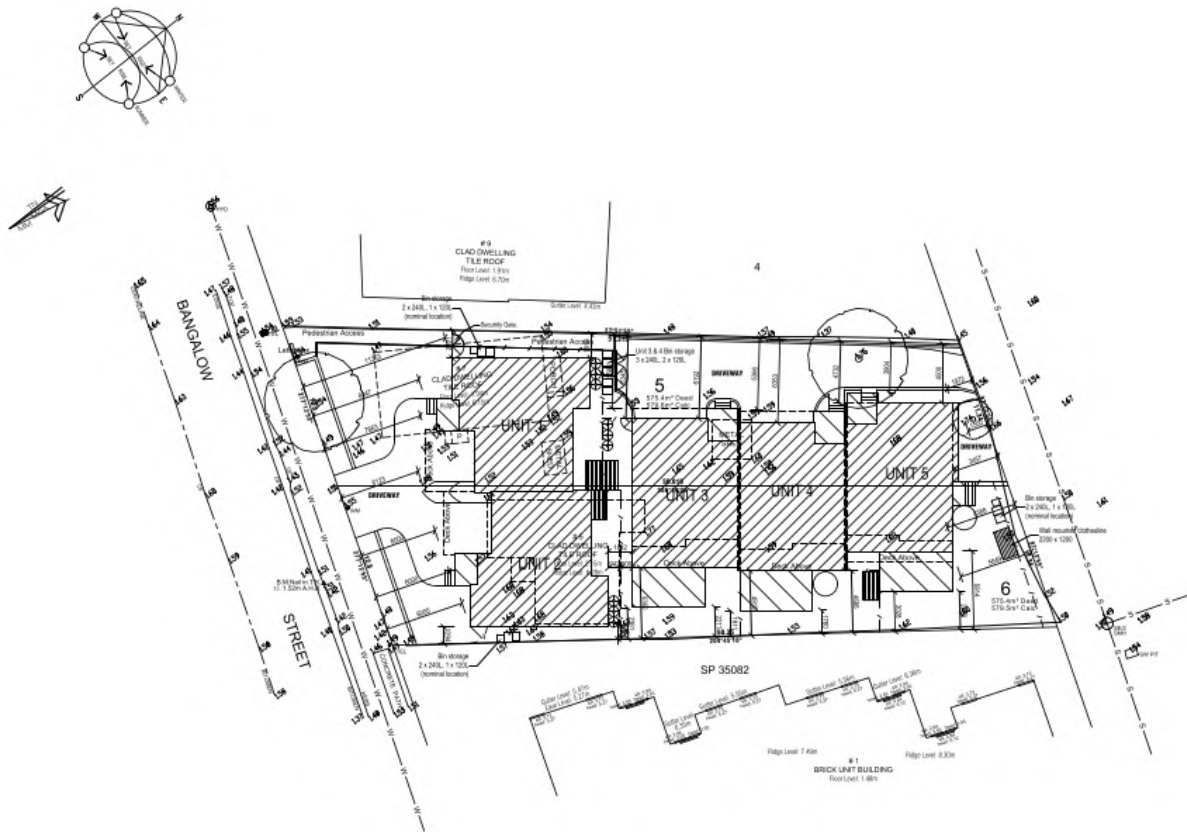


Figure 13 – Site Plan of proposed development

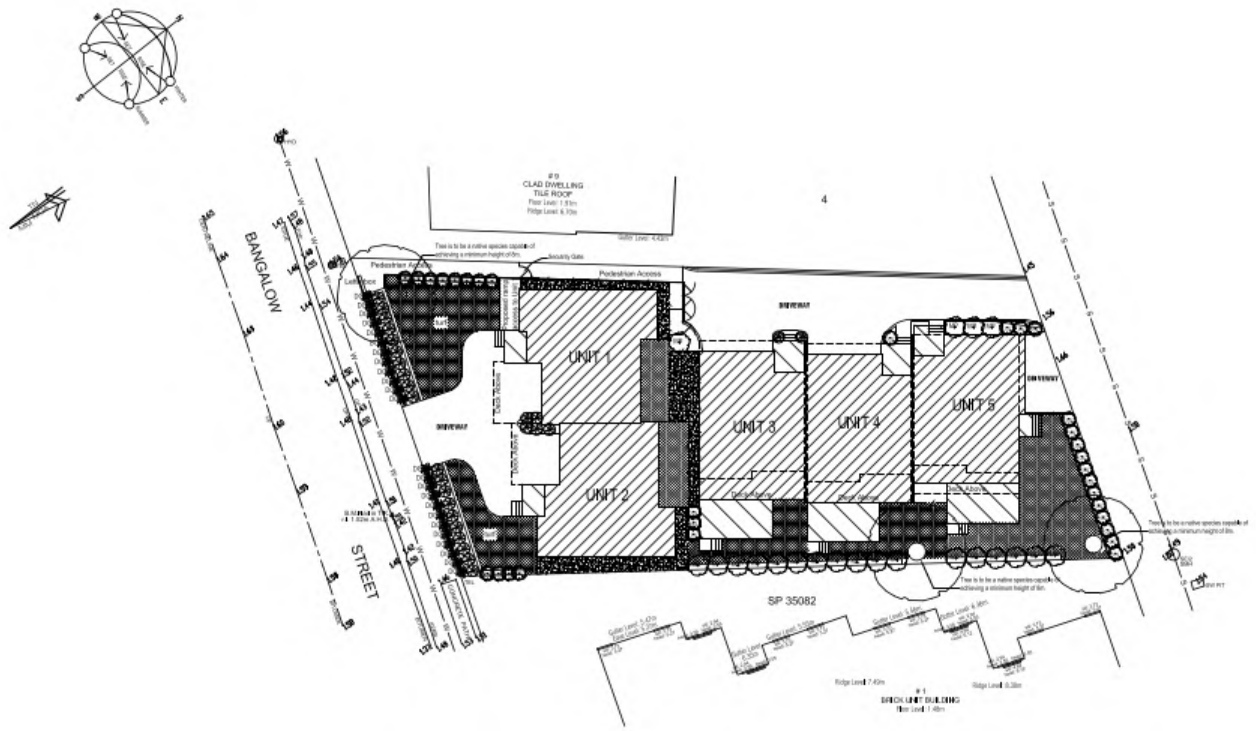


Figure 14 – Landscape Plan of proposed development

### Section 4.15(1)(d) of the EP&A Act: Submissions

#### 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 (GDGP 2013).

The application was lodged on 7 November 2018, and notified from 11 December 2018 until 25 January 2019, with a total of 16 submissions received during the notification period, being:

- 15 submissions objecting to the proposal; and
- 1 submission requesting that native species vegetation should be considered for planting.

Note that amended plans were submitted responding to the issues raised in submissions as well as matters raised during Council officers' initial assessment. These amended plans (received by Council on 28 May 2019) included minor amendments (minor internal alterations to ensure Unit 1 was Post Adaptation compliant and update to site plans to ensure consistency between design plans and landscape plans). Given the minor nature of alterations, the amended plans were not re-notified. In accordance with Section 7.3.2.10 (c) of the *Gosford Development Control Plan 2013*, applications which have been amended do not require re-notification where '*... the amendments are minor, or will result in no additional impacts*'.

The issues raised in relation to the proposal are included below.

- Vehicle access to the proposed Units 3, 4 and 5 is proposed via Tenalga Avenue and an existing grassed laneway (shown as drainage easement on Survey and Site Plans) used by surrounding residences as a safe play area for children and safe access to the beachfront.

#### *Comment:*

The 'Unnamed' Lane which is currently grassed is not identified as a park reserve or any other open space classification. The 'Unnamed' Lane way is a Council road reserve with Sewer and Stormwater infrastructure. As such, the unnamed lane provides a legal access to the property and the development of the road reserve is acceptable for this purpose.

- Using the laneway as vehicle access to propose Units 3, 4 and 5 which will all have double garages increases the traffic immensely in Tenalga Avenue, with movements of a possible 6 additional vehicles. The increase in traffic will adversely impact on the privacy, noise and environment of adjacent neighbours.



## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

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### *Comment:*

Council's Design and Development Engineers have reviewed the proposal and have supported the application with conditions. The traffic impact associated with the proposal was not identified to have a significant increase on the current traffic volumes. The traffic and safety impacts associated with the proposed development have been assessed and no significant change in the performance of the surrounding network is anticipated.

- *The objectives of the Environmental Planning and Assessment Act 1979 states:*
  - a) *to encourage the provision of land for public purposes, the protection of the environment, including the protection & conservation of native animals & plants, including threatened species, populations & ecological communities & their habitats.*
- *The grassed laneway is currently habitat to local frog, blue tongue lizard & duck communities & assists in the safe access to the beachfront for the ducks & their chicks. At night the laneway becomes a protective corridor for brush & ringtail possum communities.*

### *Comment:*

Neither the site nor the 'Unnamed' Lane is identified as containing any native vegetation or highlighted as having biodiversity value. The lane itself in the vicinity of the subject land is grass/turf which appears to be regularly mowed and maintained by nearby property owners (See Figure 5, earlier in this report). Notwithstanding, Council's Ecologist has undertaken a site inspection, reviewed the proposal and has supported the application without conditions.

- The desired character for development within this precinct is to minimise the extent of hard-paved surfaces. The surrounding residents believe this issue has been overlooked for the reason the proposed development is adding 165m<sup>2</sup> approx. of hard paving over an existing grassed laneway added to the 930m<sup>2</sup> approx. of building & paving within the development site itself. In summer the heat generated from this additional paving & the proposed development itself will have an adverse impact on adjacent neighbouring properties. By raising the driveway level to Proposed Units 3, 4 & 5 & retaining the fill under it, it will create a dam effect in the rear yard of 9 Bangalow Street during heavy storms.

### *Comment:*

As previously mentioned, the 'Unnamed' Lane way is a Council road reserve with available infrastructure services which provides legal access to properties in the vicinity and could be developed at any time. Council's Development Engineer has assessed the proposal and requires, as a condition of consent, civilworks including but not limited to road and drainage works, stormwater detention systems, piping of stormwater, pathway upgrades etc, to ensure an integrated water cycle management, flood mitigation and water sensitive urban design for

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

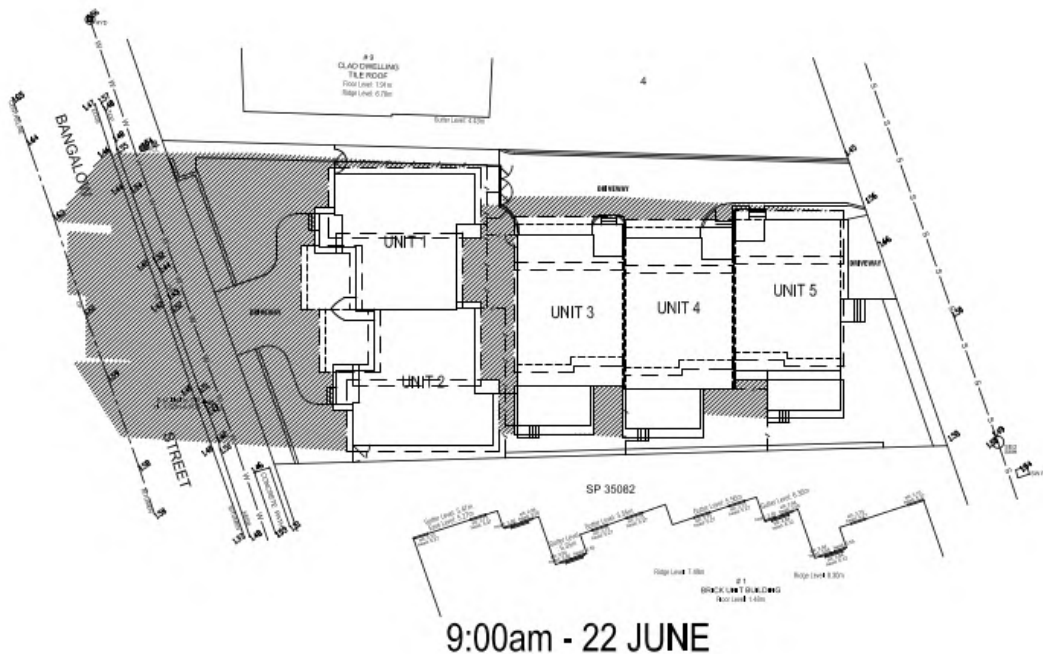
the area in a sustainable and efficient manner. It is anticipated that this work will ultimately reduce potential damage to properties in a significant rainfall event.

- Overshadowing to private courtyards. Winter sun will be reduced to east neighbouring courtyards by the proposed units and believe their afternoon winter sun will be greatly reduced to their private open spaces.

### *Comment:*

Shadow diagrams during the winter solstice (21 June) and summer equinox were submitted with the development application. A review of these shadow diagrams indicates that shadows cast by the proposed development will not adversely impact surrounding residential land.

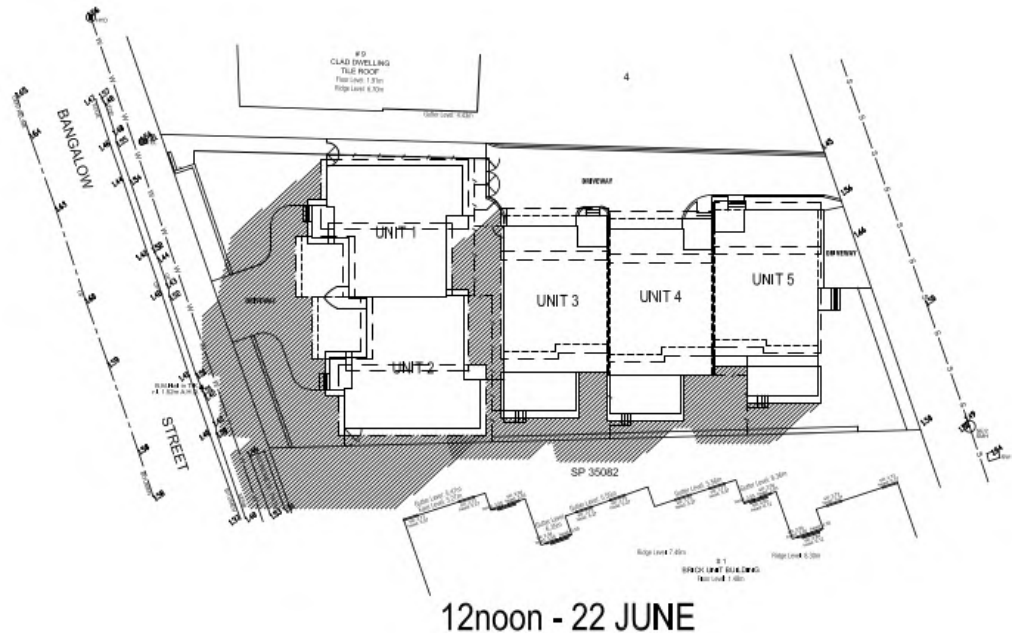
At 9am, during the winter solstice (21 June), shadows cast by the proposed development will fall upon the southern landscaped setback within the development site and will not encroach onto the residential property located at Nos. 1-3 Bangalow Street Ettalong Beach (refer to Figure 15).



**Figure 15 – Proposals Winter Solstice, 22 June, 9am Plan**

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

At midday during the winter solstice (22 June), all additional shadow cast by the development will fall within the subject site and partially on residential property at Nos. 1-3 Bangalow Street, Ettalong Beach (refer to Figure 15).



**Figure 16 – Proposals Winter Solstice, 22 June, 12noon Plan**

Given the orientation of the site, the proposed development results in overshadowing impact on the eastern adjoining property in the late afternoon hours (2:00pm to 3:00pm on 21 June).

The proposal results in some impact on the adjoining properties to the south and east of the site, however, over 75% of the required private open space on adjoining neighbouring property will receive over three hours of unobstructed sunlight between 9am and 3pm on 21 June.

In view of the above considerations compliance is achieved with the GDCP 2013.

- No privacy to courtyards of adjacent neighbouring units to the east. The Upper Floor Decks of proposed Units 3, 4 & 5 directly overlook the adjoining private courtyards.

### *Comment:*

The proposed development complies with the Height of Building (HOB) and Floor Space Ratio (FSR) controls of the GLEP 2014. The proposal has positioned habitable areas, decks and windows in a way to minimise overlooking.

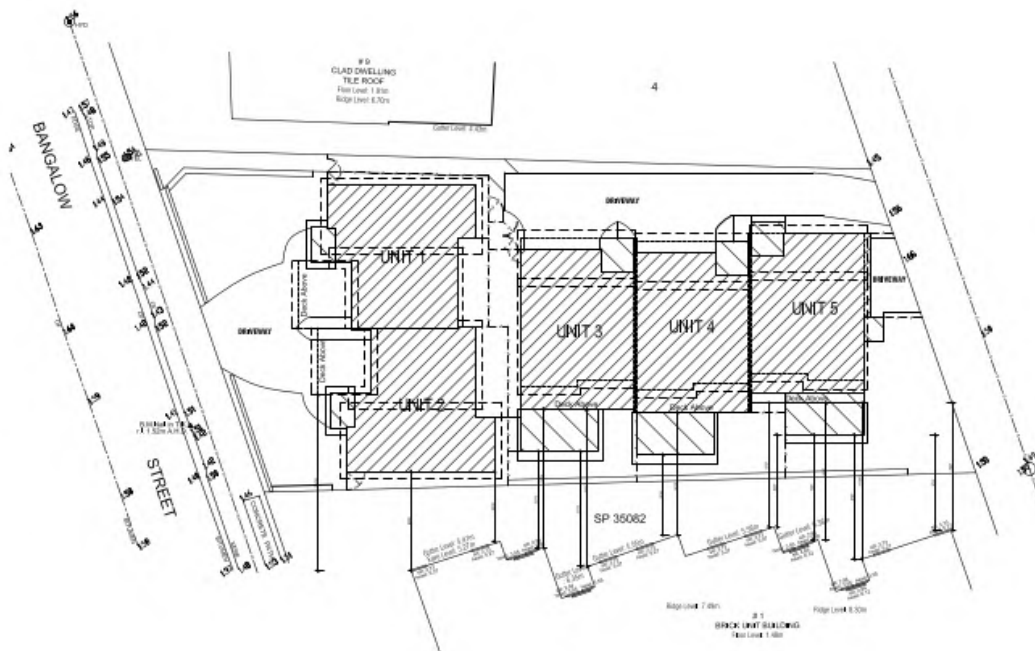
## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

Notwithstanding, the applicant has agreed to amend the initial proposal to increased the eastern boundary setback of Units 3, 4 and 5 (which face east) from 2m to splayed distance varying from 4.6m to 5.9m – this provides a greater separation from neighbouring properties and reduces opportunities for over-looking. Additionally, the proposal is to include privacy planting 'Murraya hedge' that will be maintained to a minimum height of two meters in that area, providing a vegetated screen/buffer to adjoining properties (Refer to **Condition 6.20**).

Over-looking and privacy concerns are further reduced on the eastern façade of Unit 2 through use of minimum wall perforations inclusion of privacy screens, high ledged windows and translucent glazing to the bedroom, en-suite and bathroom.

Section 3F-1 Visual Privacy of the ADG recommends at the boundary between lower density areas, a building setback from the side and rear boundary should have a minimum distance to habitable rooms and balconies of 6m and non-habitable rooms of 3m. It is noted that the proposal and the neighboring multi-dwelling units total building separations vary from 8.64m to 11.11m (refer to Figure 17).

In view of the above, it is considered that the privacy levels between the proposal and neighbouring property to the east are acceptable in this instance.



**Figure 17 – Neighbour Setback Distances Plan**

- Length & height of West and East walls of proposed have an adverse visual impact on neighbouring properties. Further, more blank unarticulated walls close to boundary will not allow screen planting.

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

*Comment:*

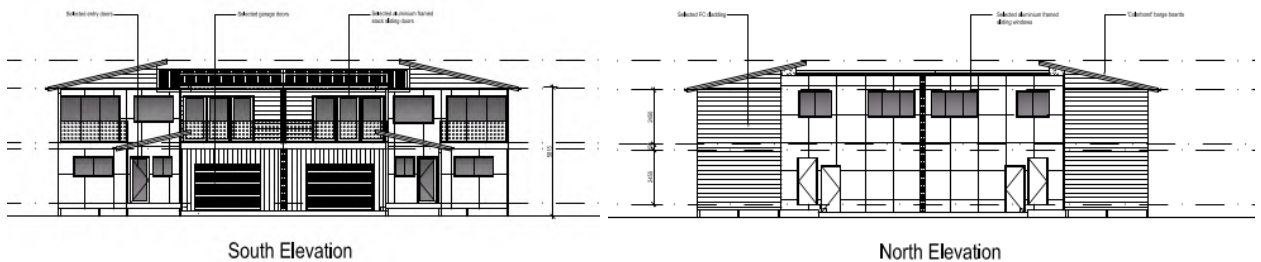
Clause 3.3.3.4.4 GDCP 2013 identifies that the 'unarticulated length' of any exterior wall should not exceed 8m, notwithstanding satisfactory articulation can be achieved by:

- *Stepping or indenting the alignment of an exterior wall by at least 1m;*
- *Balconies or terraces that project at least 1m forward of an exterior wall;*
- *Distinct contrasts in the design or the finish of an exterior wall, such as panels of "curtain wall" windows next to masonry walls;*
- *Roof forms that comprise a number of separate elements which respond to steps, projections and / or design contrasts that appear in exterior walls immediately below.*

As noted previously, the proposed development has a front elevation to Bangalow Street of 20.23m in length and side elevations (eastern and western) of 24.12m in length. All three façades make use of a variety of articulation measures that do not result in any of the walls to exceed 8m of unarticulated length. These building elements used are as follows:

- The Front Elevation to Bangalow Street incorporates:
  - the use of creation of a step in the alignment of floor plans, roof and porches between Unit 1 and 2;
  - the inclusion of two decks per Unit projecting 2.65m and 1.62m; and
  - the use of contrasting sheathing material finishes such as fibro cement and timber cladding aimed at highlighting building modules (refer to Figure 18).
- Similarly, the east and west elevations of Units 3, 4 and 5 incorporates:
  - the use of contrasting and directionally laid sheathing material finishes such as fibro cement and timber cladding aimed at highlighting each townhouse unit; and
  - the inclusion of a covered alfresco and upper deck per Unit projecting 2.15m (refer to Figure 19).

As previously noted and included on the landscape plan, the increased eastern boundary setbacks of Units 3, 4 and 5 will allow the planting of hedges and three (3) native species trees (10-15m mature height) necessary for amenity, outlook and screening.



**Figure 18 – South and North Elevations of Units 1 and 2**



**Figure 19 – East and West Elevations of Units 3, 4 and 5**

- Car Parking: No visitor parking will adversely impact the surrounding residents. It must be noted that on a busy day at the waterfront, finding parking in Bangalow St. can be impossible. Visitors to Proposed Units 3, 4 & 5 will more than likely use the grassed laneway for parking.

*Comment:*

In accordance with Chapter 7 of GDCP 2013, the exemption to visitor parking applies to the subject site. Unrestricted safe parking is located within 60m of the subject site and thus visitor car parking is not required for the proposed development.

- Several non-compliances have been regularly accepted, and used as precedents, when included in Peninsula development applications.

## **2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

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*Comment:*

Noted, notwithstanding as previously mentioned the proposed development complies with the Height of Building and FSR controls of the GLEP 2014.

The proposal does have variations to policies contained within the GDCP 2013. Given the scale of the project and taking into consideration a merit based assessment, it is considered that the proposed development has demonstrated overall compatibility with the objectives and controls of the GDCP 2013 and is consistent with the desired character of the surrounding area.

- Can Council ensure advanced plantings of will replace the tree at the front to increase cover in our area which has suffered too much in-fill housing.

*Comment:*

Council's Tree Officer has reviewed the application and supports the proposal subject to conditions which includes compliance with the submitted landscape plan and for three (3) additional advanced native species trees to be planted, one on-site and two on Bangalow Street road reserve.

### **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. It is noted that the proposed construction of the road and drainage works to the 'Unnamed' Lane is to be provided by the applicant.

#### *Traffic Design Engineer*

Council's Traffic design engineer has reviewed the application and supports the proposal without conditions.

#### *Waste Services (Garbage)*

Council's Waste Services Officer has reviewed the application and supports the proposal subject to conditions.

#### *Water and Sewer*

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

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Council's Water and Sewer Officer has reviewed the application and supports the proposal subject to conditions.

### *Tree Assessment Officer*

Council's Tree Assessment Officer has reviewed the application and supports the proposal subject to conditions requiring compliance with the submitted landscape plan and for three additional trees to be planted as follows:

- One (1) additional native species tree (min 45lt pot size) capable of achieving a minimum height of 8m within front setback of Unit 2;
- Two (2) advanced specimen trees (min 45lt pot size) capable of achieving a height greater than 8m to be planted evenly located either side of driveway on Bangalow Street road reserve.

### **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,



## **2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

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combat, withstand these potential impacts. The proposed development subject conditions, is considered satisfactory in relation to climate change.

### **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**

#### *Draft Central Coast Local Environmental Plan 2018*

Under the provisions of *Draft Central Coast Local Environmental Plan 2018* (Draft CCLEP 2018) which was exhibited from 2 December 2018 until 28 February 2019, the zoning of the subject sites remain R1 General Residential. Multi Dwelling Housing and Residential Flat Buildings remain permissible uses with development consent.

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

#### *State Environmental Planning Policy (Coastal Management) 2018*

The provisions of State Environmental Planning Policy (Coastal Management) 2018 (SEPP Coast Management) requires Council to 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 falls within the mapped coastal management areas.

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 (Building Sustainability Index: BASIX) 2004*

The application is supported by a BASIX certificate which confirms the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificate. Notwithstanding, the use of solar hot water and photovoltaic cells or other energy saving options should also be considered.

The proposal is considered to be consistent with the requirements of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

#### *State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)*

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

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*The provisions of this State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) apply however, the site has a history of being utilised as a residential premises and so contamination is 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.

The Vegetation SEPP repeals clause 5.9 and 5.9AA 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 GDCP 2013.

The proposal needs to remove three existing native species trees. As such, the application has been referred to Council's Environment and Tree Officer's who have made the following comments respectively:

- *'A review of the documentation provided has not identified any terrestrial or aquatic ecological impacts associated with the proposal, referral not required'.*
- *'It was found that opportunities exist for an additional advanced specimen of a native species tree to be planted within the front setback of Unit 2 and provide two (2) advanced specimen of a native species trees to be planted within the front road reserve capable of reaching a minimum height of 8m'.*

As such, the applicant is to provide a total of six (6) native species mature trees on-site, of which four (4) will be planted on-site and two (2) on Bangalow Street reserve. Subject to conditions (**Conditions 2.3(b), 5.18, 5.19 and 6.20**) the proposal is satisfactory in relation to SEPP (Vegetation in Non-Rural Areas) 2017 and Clause 6.6.1.2 of the GDCP 2013.

### *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.

## **2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

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The proposed redevelopment of the site is consistent with all relevant Directions under the *Central Coast Regional Plan 2036* in that upon completion the housing mix of the locality will be increased. Furthermore, the development is generally consistent with the Village Centre locality, provides for additional population accommodation within walking distance of the foreshore, recreation areas, shops, commercial centre and public transport, and will not adversely impact residential amenity nor create additional demands upon public infrastructure.

### *Central Coast Council 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 proprieties 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 housing mix of the locality will be increased. Furthermore, the development will not adversely impact residential amenity nor create additional demands upon public infrastructure further to that envisaged by the R1 General Residential zone.

### *Gosford Local Environmental Plan 2014 (GLEP 2014)*

#### *Zoning and Permissibility*

The subject site is zoned R1 General Residential under the provisions of GLEP 2014. Development for the purposes of multi-dwelling housing is permissible within the R1 General Residential.

The R1 General Residential zone is based on the following objectives:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is compatible with the desired future character of the zone.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.

The proposed development is consistent with the objectives of the zone in that it utilises the site to provide the community additional housing stock within a medium density residential

**2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

environment. The proposed development is two storeys in height and maintains and enhances the residential character and amenity of the surrounding area.

*Development Standards*

An assessment of the proposed development against the relevant planning controls stipulated in the GLEP 2014 is detailed on the table as follows:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance with Controls</b>	<b>Variation %</b>	<b>Compliance with Objectives</b>
<b>cl. 4.3 (Height of Buildings)</b>	8.5m	8.1m	Yes	N/A	Yes
<b>cl. 4.4 (2A) (Floor Space Ratio)</b>	0.50:1	0.50:1	Yes	Yes	Yes, see comments below

**Figure 20 - GLEP 2014 Development Standards Table**

*Clause 4.3 Height of building*

Clause 4.3(2) of GLEP 2014 provides that the height of a building on any land will not to exceed the maximum height shown for the land on the Height of Buildings Map. The maximum height shown on the relevant map is 8.5m. The GLEP 2014 defines this as the height above existing ground level.

The proposal provides a maximum height of 8.1m at the highest roof ridge level accordingly, the proposed height of building satisfies the objectives of this clause.

*4.4 Floor Space Ratio*

The provisions of cl. 4.4 (2A)(c) within the GLEP 2014 establishes the maximum Floor Space Ratio of 0.50:1 for multi-dwelling housing that includes on-site car parking that is not located in the basement.

The site has an area of 1159.2m<sup>2</sup>. The proposed development as a floor area of 588.88m<sup>2</sup> resulting in a Floor Space Ratio of 0.508:1, satisfying the objective of this clause.

*Clause 7.1 Acid sulfate soils*

This land has been identified as being affected by the Acid Sulfate Soils (class 2) and the matters contained in cl. 7.1 of *Gosford Local Environmental Plan 2014* are relevant.

The site is classified as Class 2 (*Works below the natural ground surface. Works by which the watertable is likely to be lowered*). The site is approximately 1.5 metres AHD with proposed uni-piers excavation required for the establishment of footings and therefore significant acid sulphate soils would not likely to be encountered. Notwithstanding, Council’s Engineers assessment indicates that the site is suitable for the proposed form of development and stormwater disposal by absorption trenches.

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

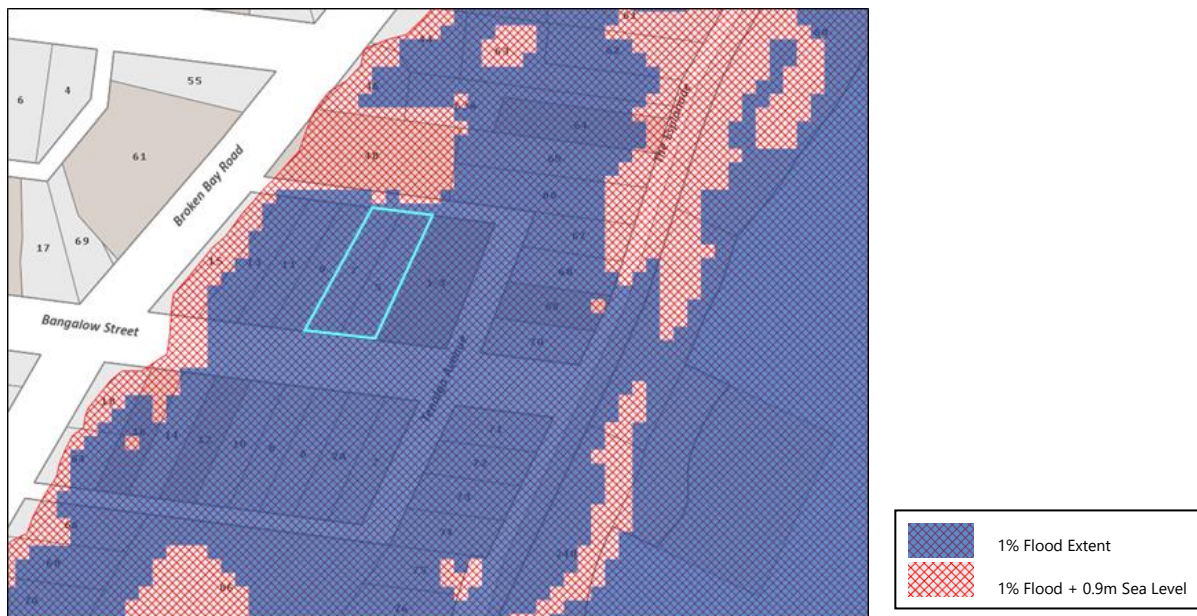
In order to assess the risk of actual or potential acid sulfate soils being present at the subject site, and any requirements for future testing **Condition 2.5 and 4.11** are recommended for imposition.

### *Clause 7.2 Flood planning*

The subject site is identified as being flood affected land on Council's mapping system (refer to Figure 21). The site is affected by Woy Woy Peninsula Flood Study which has a 1% AEP flood level of RL 1.89m AHD. The site is also identified as being affected by Brisbane Water Flood Study which has a PMF (Probable Maximum Flood) flood level of RL 2.06m AHD.

The proposal is supported by a Flood Report prepared by Halcrow & Associates Pty Ltd dated 18 September 2018, subsequently a supplementary Report was submitted on 21 February 2019 addressing relevant Flooding targets in compliance with Chapter 6.7 – Water Cycle Management of the GDCP 2013.

Council's Engineer is supportive of the proposal subject to conditions (**Condition 2.1, 2.11, 4.13 and 4.20**), is satisfied that the proposed development is not likely to have a significant impact on flood levels, flows or velocities in the area.



**Figure 21 – Flood and Sea Level Rise mapping (site delineated in blue)**

### **Gosford Development Control Plan 2013**

An assessment of the proposed development against the relevant chapters of GDCP 2013 is provided in a Compliance Table under **Attachment 3**. Despite resulting in several variations

## 2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)

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with the requirements with GDCP 2013, it is concluded the development is appropriate in the locale.

### **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 R1 General Residential zoning.

- The proposed density is 0.5:1 which is compliant with the Floor Space Ratio (FSR), additionally the two storey town house units are compliant with the maximum of two storeys allowed.
- The proposal is 8.1 meters at the highest ridge point therefore complies with the height controls. The entry of Units 3, 4 and 5 from 'Unnamed' Lane has the intention to articulate the resulting built form and provide some visual break from a long row alignment of townhouse unit's characteristic of the surrounding area. The proposed front setback is consistent with the variable setbacks of surrounding two and one storey buildings and in this regard the residential streetscape will be retained, and complemented.
- The southern, northern and eastern setbacks are to be well landscaped with some large species to provide amenity, screening and visual separation to the adjoining sites whilst obtaining some filtered views and vistas to the foreshore.
- The aesthetics are acceptable. The building is articulated and uses variations in material to break down bulk and scale.
- Overall the small scale multi-dwelling housing development is considered to provide acceptable amenity. The proposal overall provides a balanced simple approach between the vertical and horizontal articulation to the façades via the incorporation of courtyards, balconies, privacy screens, pedestrian and landscaping entries at ground level, and the use of materials which are compatible and consistent to visual interest of Bangalow Street and consolidation to future development on 'Unnamed' lane.

Given the above, there will be no amenity impacts as a result of the variations to cl. 3.3.3.2 (Setbacks), cl. 3.3.3.2(a) (Deep soil along the boundaries) and 3.3.34.4 (Articulation of Building Forms and Facades) under the GDCP 2013 that would warrant further modification of the development application.

## **2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

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### *Natural Environment*

The proposal is satisfactory in relation to impacts on the natural environment as identified throughout this report and as follows:

- The site is located on Bangalow Street, between Broken Bay Road and Tenalga Avenue, less than 60m to the foreshore of Ettalong Beach. The site has single storey detached residences directly adjoining the west, single storey attached multi-dwelling housing townhouses to the east and north and mix of one and two storey detached residences to the south.
- This medium density residential development is considered appropriate in this location for a site zoned R1 General Residential, notwithstanding, the proposal proposes to remove three (3) existing trees and is to provide a total of six (6) advanced specimen of a native species capable of achieving a height greater than 8m.
- The consolidation of two existing driveways into one central driveway on Bangalow Street has allowed for two of the six trees to be planted on the road reserve. Some low landscaping is provided between the central vehicle driveway and entry to the garages.
- The southern and eastern boundaries have an extended setback varying from 6.0m to 11.36m and 4.91m to 5.9m respectively allowing these areas to be planted with a mix of soft landscape, low shrubs (0.5-1.0m), large bushes (to be maintained to minimum height of 2m) and native species trees (10-15m mature height) necessary for amenity, outlook and screening.
- The northern rear boundary, pedestrian access way on the western boundary and entry into Town house Units 3, 4 and 5 are to be planted with medium height bushes (1-3m mature height) for amenity and screening.

### *Economic Impacts*

The proposed development will contribute to the supply of employment and new households in the locality and is considered to be satisfactory from an economic perspective.

### *Social Impacts*

The application provides housing choice catered to the diverse household types, current local market demand and socioeconomic groups including the provision of a post adaptable unit. It is noted that the proposal has incorporated safety elements such as public lighting, balconies and windows overlook the streets and entry areas which contributes to passive surveillance and household security. No social impacts will arise from the approval of this residential development.

## Suitability of the Site for the Development

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

- Acid Sulfate Soils: This land has been identified as being affected by the Acid Sulfate Soils (class 2) 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 2.5 and 4.11** are recommended for imposition.
- Flooding: This land has been identified as being affected by Flooding and the matters the matters contained in cl. 7.2 of *Gosford Local Environmental Plan 2014* are relevant. In order to minimise flood hazards and projected changes of the site area and environment Conditions (**Condition 2.1, 2.11, 4.13 and 4.20**), are recommended for imposition.

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

## The Public Interest

It is considered that granting the approval to the proposed development will have no significant impact on the public interest as it will provide for the housing needs of the community through provision of a variety of housing choice and densities within the area.

## Other Matters for Consideration

### Section 7.11 Contributions

The subject site is located within Contribution Plan No.’s 31A, 31B, 31C, 31 D and 72. The proposed development is subject to contributions in accordance with Contribution Plan No. 31A, 31B, 31C, and 31 D. The applicable contribution amount was calculated and will be imposed via a condition requiring the contribution to be paid prior to the issue of any Construction Certificate (refer to the table below and as listed in **Condition 2.2**).

SECTION 94	Small (+) dwelling	Medium (+) dwelling	Large (+) dwelling	Single (+) dwelling	CREDITS (-) (RBF only)	CREDITS (-) (Sub. Only)	AMOUNT	ACCOUNT NO.	KEY NO.
Roadworks - Capital	\$0.00	\$0.00	\$4,405.00	\$0.00	\$1,174.00	\$0.00	\$3,231.00	02023.055.1098	789
Open Space - Land	\$0.00	\$0.00	\$12,250.00	\$0.00	\$3,920.00	\$0.00	\$8,330.00	02023.055.1099	791
Open Space - Embellishment	\$0.00	\$0.00	\$33,505.00	\$0.00	\$10,722.00	\$0.00	\$22,783.00	02023.055.1100	790
Community Facilities - Land	\$0.00	\$0.00	\$715.00	\$0.00	\$192.00	\$0.00	\$523.00	02023.055.1102	793
Community Facilities - Capital	\$0.00	\$0.00	\$11,275.00	\$0.00	\$3,008.00	\$0.00	\$8,267.00	02023.055.1101	792
Drainage - Land	\$0.00	\$0.00	\$2,440.00	n/a	nil	n/a	\$2,440.00	02023.055.1096	787
Drainage - Capital	\$0.00	\$0.00	\$9,495.00	n/a	nil	n/a	\$9,495.00	02023.055.1097	788
						TOTAL	\$55,069.00		

Figure 22 – Development Contributions Table

### Water and Sewer Contributions

The proposed development is subject to Water & Sewer Contributions.



**2.2 DA/55574/2018 5-7 Bangalow Street ETTALONG BEACH -Multi-Dwelling Housing (contd)**

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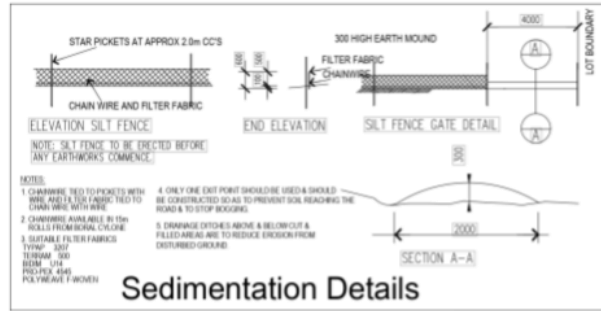
**Conclusion/Reasons for Decision**

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 polices and, on balance, the proposed development is considered reasonable and therefore it is recommended that Council grant development consent approval to DA 55574/2018, subject to the attached draft Conditions of Consent.

**Attachments**

- |          |  |           |           |
|----------|--|-----------|-----------|
| <b>1</b> | Conditions of Consent - DA 55574-2018                | Enclosure | D13649239 |
| <b>2</b> | Amended Architectural Plan Set Rev C - DA 55574-2018 |           | D13649245 |
| <b>3</b> | GDCP 1 Table - DA 55574-2018                         |           | D13649260 |

 <p>Origin of Levels: PM 18038 SL Location: City of Brisbane 5th &amp; Broken Bay Rd, Charing Cross RL: 5.97m AHD</p> <p>These drawings are for the express use of the intended recipient only. These drawings are not to be used, copied or transmitted to any third party without the express permission of Knight Mapleton. Copyright and rights of invention are the property of Knight Mapleton &amp; Associates.</p>	<p>Project: HOME BROOK P/L</p> <p>Client: A.W.C.</p> <p>Design: R.G.C.</p> <p>Registered Designer: S.B.</p>	<p>Development Consultants: <b>KNIGHT MAPLETON &amp; ASSOCIATES</b></p> <p>Address: 288 OCEAN BEACH RD, UMBA BEACH, QLD 4271</p> <p>Phone: (07) 5532 3773</p> <p>Fax: (07) 5532 3774</p> <p>Web: www.knightmapleton.com.au</p>	<p>Project: #5-7 BANGLOW STREET, ETTALONG BEACH</p> <p>Area: Lots 5 &amp; 6 in DP 12967</p> <p>Planning: PLAN SHOWING SPOT-LEVELS &amp; DETAIL</p>	<p>Scale: 1:200</p> <p>Issue: A.M.D.</p> <p>Reference #: 201903</p> <p>City Council: BDA</p> <p>Lot: 5 &amp; 6</p> <p>Zone: CENTRAL COAST</p> <p>State: QUEENSLAND</p>	<p>All dimensions are in metric unless otherwise stated.</p> <p>Check and confirm all levels &amp; dimensions of site prior to the commencement of any works.</p> <p>Do not scale from this set of plans.</p> <p>Architectural standards/standards have been used where applicable.</p> <p>If any construction is planned or in close to the boundaries further survey work will be required.</p> <p>A complete investigation of services for and their positions for the survey.</p> <p>Services shown herein have been located by visible means only.</p> <p>These levels &amp; heights do not constitute an AS/NZS standard.</p> <p>Height points were measured at the time of the survey.</p> <p>Information shown on these drawings is not to be used for any other purpose without the written consent of Knight Mapleton &amp; Associates.</p>
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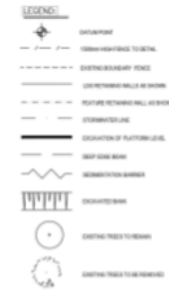


Sedimentation Details

Site Details

EASEMENTS	: NIL
RIGHT OF WAYS	: NIL
STORMWATER	: TO BE PIPED TO COUNCILS DRAINAGE SYSTEM AS PER ENGINEERS DETAILING.
WATERWAYS	: NIL
WATER COURSES	: NIL
CUT & FILL	: NOTE TO RL
SEDIMENTATION CONTROL	: APPROVED SILT FENCE TO BE ERECTED INSIDE DOWNSTREAM BOUNDARIES.
SAFETY FENCING	: 1.8m HIGH WIRE FENCE TO BE ERECTED ALONG BOUNDARIES OPEN TO PUBLIC.
TERMITE PROTECTION	: COMBINATION OF PHYSICAL & CHEMICAL BARRIERS TO BE INSTALLED.

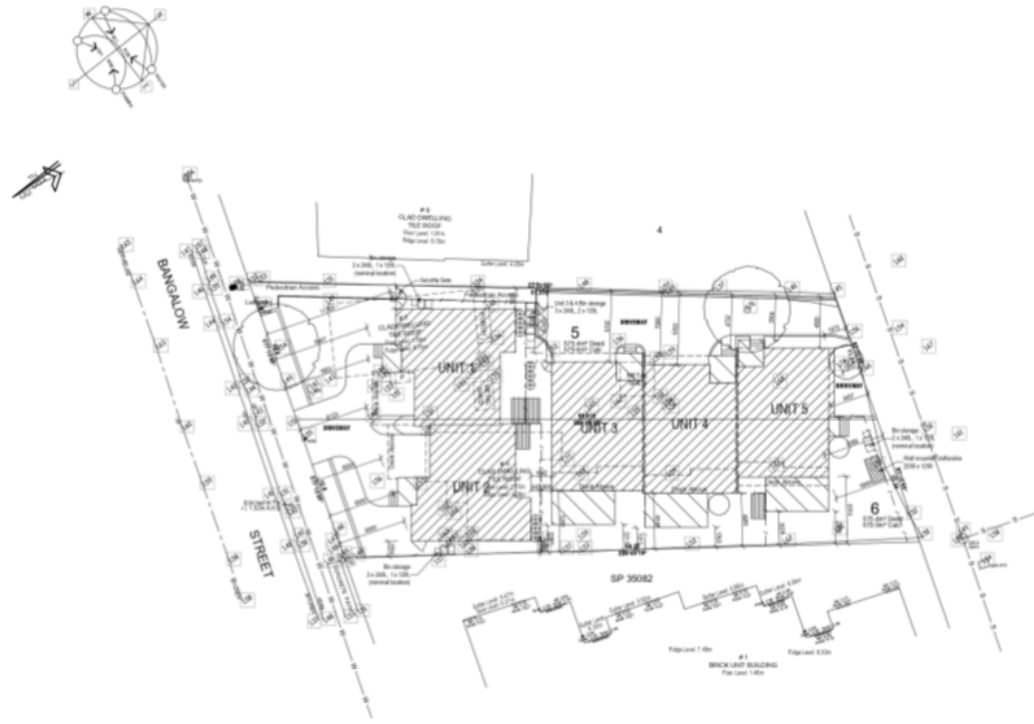
NOTE:  
REFER TO ATTACHED LANDSCAPE PLAN FOR PLANT SCHEDULE.



DRAWING SCHEDULE			
NO.	DRAWING	ISSUE	DATE
100	SITE PLAN / SITE ANALYSIS	C	28/05/2019
110	NEIGHBOUR SETBACKS	C	28/05/2019
200	Units 1 & 2 FLOOR PLANS	C	28/05/2019
210	Units 3, 4 & 5 FLOOR PLANS	C	28/05/2019
300	Units 1 & 2 ELEVATIONS & SECTION AA & BB	C	28/05/2019
310	Units 3, 4 & 5 ELEVATIONS & SECTION CC	C	28/05/2019
400	LANDSCAPE PLAN	C	28/05/2019
500	SHADOW DIAGRAMS - 9:00am	C	28/05/2019
510	SHADOW DIAGRAMS - 12 noon	C	28/05/2019
520	SHADOW DIAGRAMS - 3:00pm	C	28/05/2019

**SITE ANALYSIS**

SITE AREA	1159.18m <sup>2</sup>
LIVING AREAS	588.88m <sup>2</sup>
GARAGES	171.38m <sup>2</sup>
FSR = 0.50:1	
PARKING SPACES = 8 SPACES	



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Issue	Amendment	Date	By

C	Development Application	28/05/2019
B	Development Application	17/03/2019
A	Preliminary	22/07/2018

Issue	Issued for	Date
1:200 @ A1	FEB 2017	C/S
1:110B	100	C

**Project:** Site Plan Site Analysis

**Project:** Multi Unit Development 5 x Units

**Site:** Lot 5 & 6 in DP 12967  
5 & 7 Bangalow St, ETTALONG BEACH

**Project:** HOME BROOK

**Site Address:** Central Coast Council

**knighmapleton**  
sustainable building design

**Km**

PO BOX 3014, UMBA BEACH, NSW 2387  
38 OCEAN BEACH RD, UMBA BEACH, NSW  
PH: 02 6642 3773  
WWW: www.knightmapleton.com.au  
EMAIL: km@knightmapleton.com.au  
Certificate of Incorporation No. 64911  
Chartered Member No. 844-08 of

**bda** BUILDING DESIGNERS AUSTRALIA

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THIS PLAN SET TO BE ACCURATE AND CORRECT ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT SUPERVISOR. PLANNING, ENGINEERING AND OTHER SERVICES PROVIDED TO THIS DEVELOPMENT ARE APPROVED ONLY.

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DATE	APPENDIX	DATE	BY

NO.	DATE	DESCRIPTION	STATUS
C	20/05/2018	Development Application	not issued
B	not issued	Development Application	not issued
A	not issued	Preliminary	not issued

DATE	TIME	STATUS
11/09/18	10:00	CLB
20/09/18	10:00	CLB
11/10/18	10:00	C

Neighbour Setbacks

Multi Unit Development  
 5 x Units

Lot 5 & 6 in DP 12867  
 5 & 7 Bangalow St, ETTALONG BEACH  
 HOMEBROOK

Local authority  
 Central Coast Council

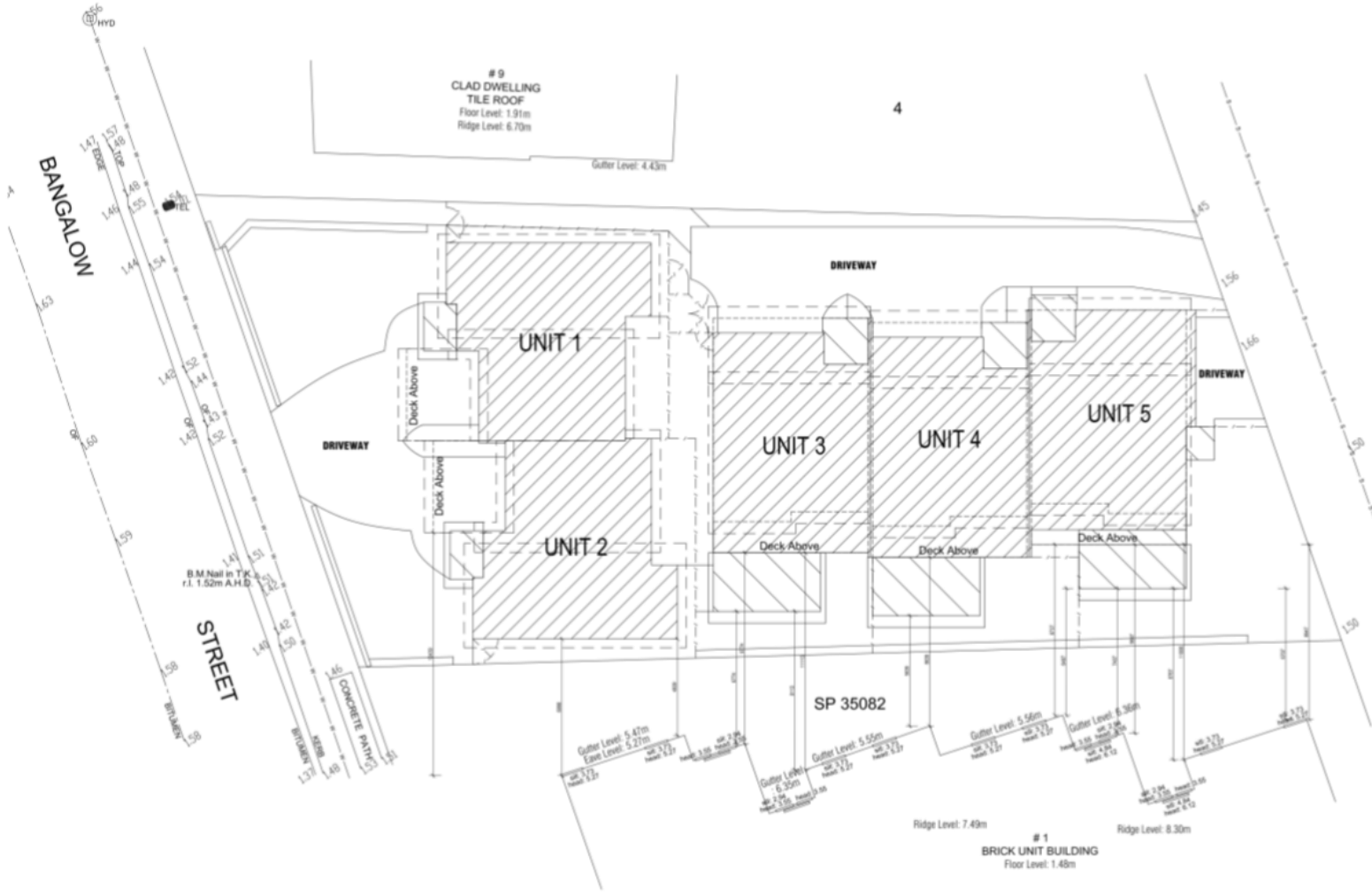
knigh-t-mapleton  
 CONSULTANTS

**Km**  
 sustainable  
 building design

PO BOX 5014, UMINA BEACH NSW 2257  
 380 OCEAN BEACH RD, UMINA BEACH, NSW  
 ph: 62 4342 2121  
 email: km@knighmapleton.com.au  
 web: www.knighmapleton.com.au

Accreditation: Building Designers No. 8537  
 Chartered Member No. 844-05 of

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SCALE @ A1  
 0 2 4 6 8 10m  
 0 2 4 6 8 10 12 14 16 18 20m

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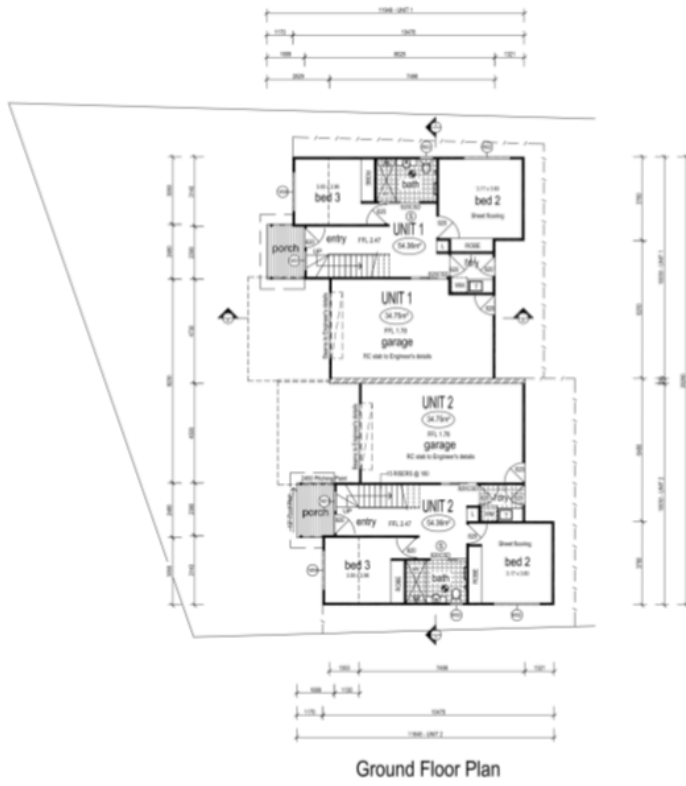
**WINDOW SCHEDULE - UNITS 1 & 2**  
 Note: 1. Indicated window sizes and types are minimal only.  
 2. Where required windows are to comply with the provisions of MCC 2018.  
 3. Windows are to comply with the thermal requirements of ASBA certificate no. 201801010.

Number	Location	Height	Width	Depth	Glass	Frame	Type	Note
W1	Entry	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W2	Living	200	1700	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W3	Kitchen	200	1700	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W4	Dining	200	1700	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W5	Bedroom	150	1500	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W6	Bathroom	150	1500	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W7	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W8	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W9	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W10	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W11	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W12	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W13	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W14	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W15	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W16	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W17	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W18	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W19	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710
W20	Deck	200	200	120	Single Glaze	Aluminium	Sliding	40-15.5 2850x1710

UNIT 1	UNIT 2
Living 1st Floor 74.67sq	Living 1st Floor 74.67sq
Living 2nd Floor 47.57sq	Living 2nd Floor 47.57sq
LIVING 102.24sq	LIVING 102.24sq
GARAGE 36.79sq	GARAGE 36.79sq
BALCONY 27.79sq	BALCONY 27.79sq
COURTYARDS 69.27sq	COURTYARDS 77.13sq

SCALES  
 1:50 @ A1  
 1:100 @ A1  
 1:200 @ A3

**NOT FOR CONSTRUCTION**



- LEGEND**
- ⊙ SMOKE DETECTOR
  - ⊕ EXHAUST FAN
  - ⊖ MECHANICALLY VENTILATED

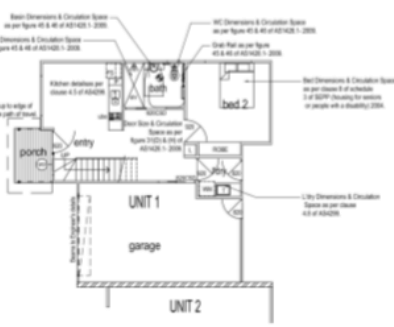
Contractor Name	Contractor Address	Contractor Phone	Contractor Email
...	...	...	...

**5 & 7 Bangalow Street Shading Study**

**SUMMARY OF BASIC COMMITMENTS FOR EACH UNIT**

This is a summary of the Basic Commitments as defined in the BASIX Code Book. The Committee cannot guarantee to guarantee shading for the units as defined in the BASIX Code Book.

BASIX COMMITMENTS		ENERGY COMMITMENTS	
Item	Requirement	Item	Requirement
Water	Water Saving	Water	Water Saving
Electricity	Energy Saving	Electricity	Energy Saving
...	...	...	...



**CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THIS PLAN TO BE CORRECT AND ACCURATE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.**

Date	Amendment	Drawn By
...	...	...

Item	Description	Quantity	Unit	Value
...	...	...	...	...

Development Application	Date
C Development Application	2016/2019
B Development Application	07/03/2019
A Preliminary	10/07/2019

Block	Lot	Size	Shape
1100 @ A1	108	108	108
2000 @ A1	200	200	200

**Units 1 & 2 Floor Plans**  
**Unit 1 Post Adaption Plan**  
**Multi Unit Development**  
**5 x Units**

Lot 5 & 6 on DP 12967  
 5 & 7 Bangalow St, ETTLONG BEACH  
 HOMEBROOK

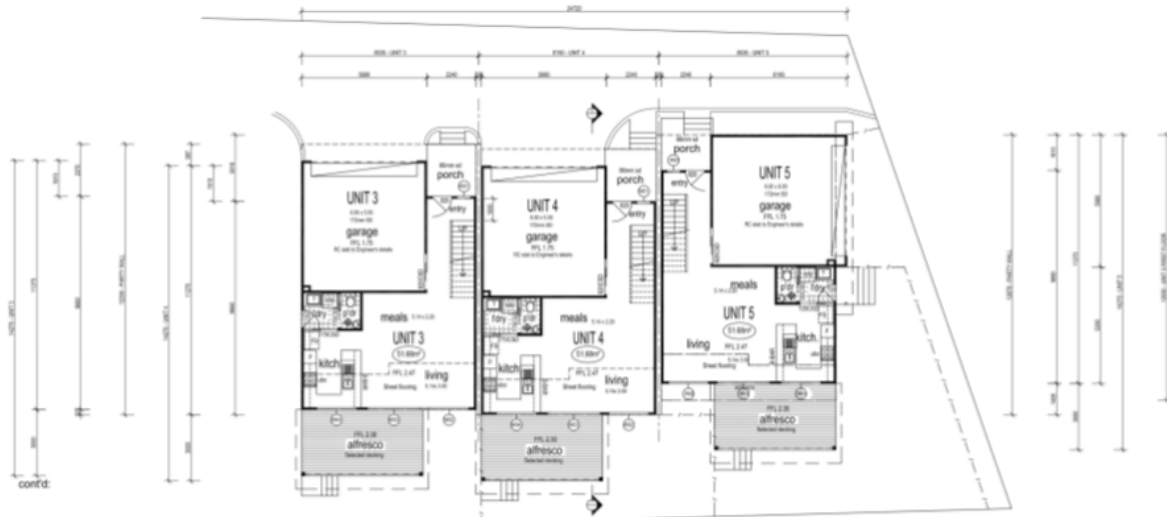
**knighthampton**  
 CONSULTANTS

**Knight - mapleton**  
 sustainable  
 building design

PO BOX 9014 UMBA BEACH NSW 2307  
 380 OCEAN BEACH RD, UMBA BEACH, NSW  
 ph: 65 4342 2721  
 email: kni@knighthampton.com.au  
 web: www.knighthampton.com.au

Approved Building Designer No. 60337  
 Chartered Member No. 644-09 of

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Ground Floor Plan

**UNIT 3**

Living 1st Floor	68.17sqd
Living 2nd Floor	45.63sqd
LIVING	114.80sqd
GARAGE	33.89sqd
BALCONY	14.84sqd
COURTYARD	65.39sqd

**UNIT 4**

Living 1st Floor	68.17sqd
Living 2nd Floor	45.63sqd
LIVING	114.80sqd
GARAGE	33.89sqd
BALCONY	14.84sqd
COURTYARD	51.51sqd

**UNIT 5**

Living 1st Floor	68.17sqd
Living 2nd Floor	45.63sqd
LIVING	114.80sqd
GARAGE	33.89sqd
BALCONY	14.84sqd
COURTYARD	103.34sqd

**WINDOW SCHEDULE - UNIT 3 & 4**

- 1. Indicated window sizes and glass are nominal only.
- 2. Where required window sizes are to comply with the provisions of NCC 2018.
- 3. Windows are to comply with the framing requirements of AS2845 suitable for use as windows.

Number	Location	Height	Width	Panel	Open	Frame	Glaze	Note
01	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
02	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
03	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
04	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
05	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
06	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
07	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
08	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
09	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
10	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75



First Floor Plan

**WINDOW SCHEDULE - UNIT 5**

- 1. Indicated window sizes and glass are nominal only.
- 2. Where required window sizes are to comply with the provisions of NCC 2018.
- 3. Windows are to comply with the framing requirements of AS2845 suitable for use as windows.

Number	Location	Height	Width	Panel	Open	Frame	Glaze	Note
01	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
02	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
03	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
04	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
05	Living	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
06	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
07	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
08	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
09	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75
10	Bed 1	2100	1500	1	Slide	Aluminium	Double	2x(11.75/3.00) + 11.75

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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THIS DRAWING TO CORRECT FOR TYPICAL CONSTRUCTION VARIATIONS. ANY DIMENSIONS ARE TO BE ADJUSTED TO THE PROJECT SUPERVISOR'S PLANNED DIMENSIONS AND TO BE VERIFIED THROUGH TO FINAL REFINISH. VERIFY DIMENSIONS ARE APPROVED ONLY.

- ① SMOKE DETECTOR
- ② CORRIDOR
- ③ MECHANICALLY OPERATED WINDOWS

**SUBMITTALS**

PROVIDE THE INFORMATION CONTAINED HEREIN TO THE SUPERVISOR AND NOT FOR BE CONTROLLED OR SUBSTITUTED IN ANY MANNER BY THE SUPERVISOR'S PLANNED DIMENSIONS. VERIFY DIMENSIONS ARE APPROVED ONLY.

Item	Approval	Date	By

Item	Approval	Date	By

Item	Approval	Date	By

**Units 3, 4 & 5 Floor Plans**

**Multi Unit Development 5 x Units**

Lot 5 & 6 on DP 12867  
5 & 7 Bangalow St, ETTALONG BEACH

**HOME BROOK**

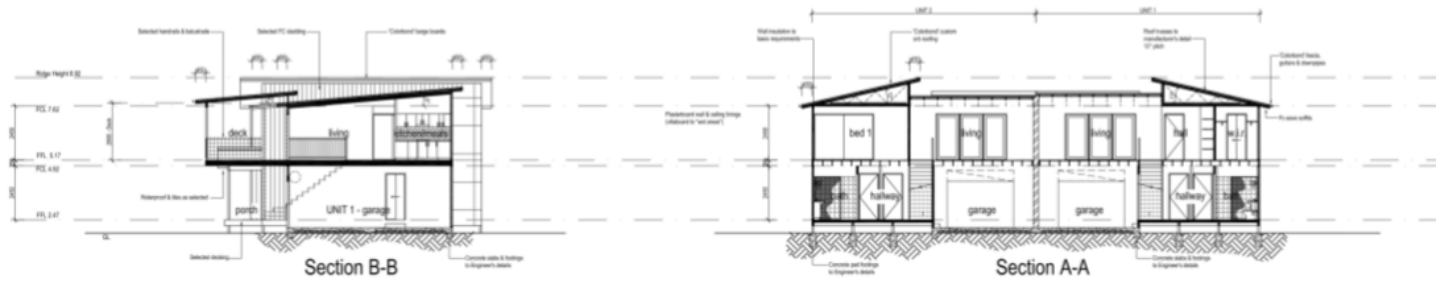
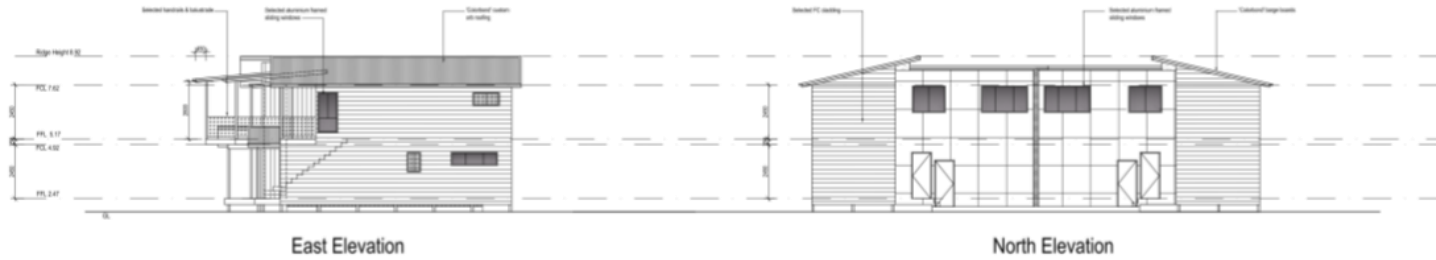
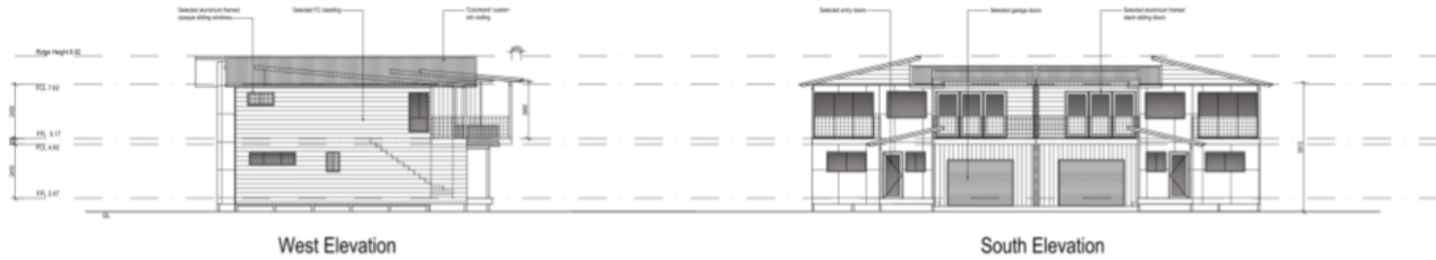
**knigh-t mapleton**  
CONSULTANTS

**km**  
SUSTAINABLE  
BUILDING DESIGN

PO BOX 2974 UMINA BEACH NSW 2257  
360 OCEAN BEACH RD UMINA BEACH NSW  
ph: 62 4342 2727  
email: km@knighmapleton.com.au  
www.knighmapleton.com.au

Approved by Building Division 90, 85/27  
Clarendon Street St. 855-05 of

**bda**  
BUILDING  
DESIGNERS  
AUSTRALIA NOW



SCALES  
 1:100 @ A1  
 1:200 @ A3

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 SHOWN ON THIS DRAWING ARE TO BE DETERMINED BY THE  
 CONTRACTOR'S SUPERVISOR. DIMENSIONS SHOWN ON THIS  
 DRAWING ARE FOR INFORMATION ONLY. DIMENSIONS  
 SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY.  
 DIMENSIONS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY.

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 SUBMITTALS FOR THIS INFORMATION CONTAINED  
 HEREIN TO BE SUBJECT TO CONTRACT AND MUST NOT BE  
 CONSIDERED AS A COMMITMENT BY ANY PARTY UNTIL THE  
 APPROVED DIMENSIONS OF THE CONTRACT ARE  
 OBTAINED.

Rev	Description	Date	By

C	Development Application	20/05/2019
B	Development Application	07/03/2019
A	Preliminary	12/07/2018

Scale	Sheet No	Sheet
1:100 @ A1	108	108
1:100 @ A1	109	109
1:100 @ A1	110	110
1:100 @ A1	111	111
1:100 @ A1	112	112
1:100 @ A1	113	113
1:100 @ A1	114	114
1:100 @ A1	115	115
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1:100 @ A1	147	147
1:100 @ A1	148	148
1:100 @ A1	149	149
1:100 @ A1	150	150

Units 1 & 2  
 Elevations at North &  
 Sections AA & BB

Multi Unit Development  
 5 x Units

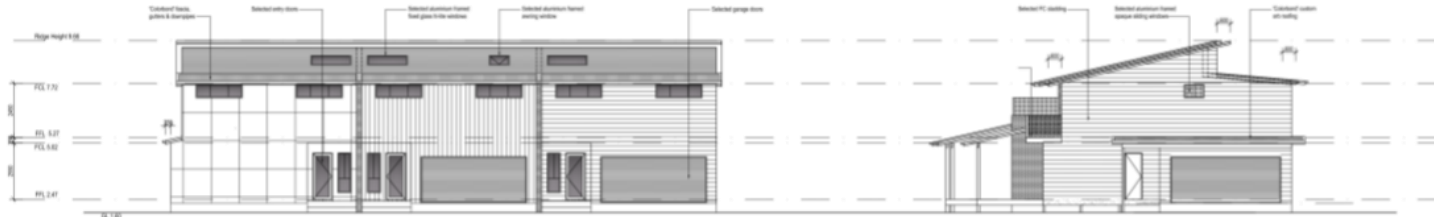
Lot 5 & 6 on DP 12867  
 5 & 7 Bangalow St, ETTALONG BEACH

HOMEBROOK

Local authority  
 Central Coast Council



PO BOX 5014 UMBA BEACH NSW 2307  
 38 OCEAN BEACH RD, UMBA BEACH, NSW  
 ph: 62 4342 2121  
 email: km@knightmapleton.com.au  
 www: www.knightmapleton.com.au  
 Incorporated in New South Wales No. 6227  
 Chartered Member No. 844-05 of  
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West Elevation

North Elevation

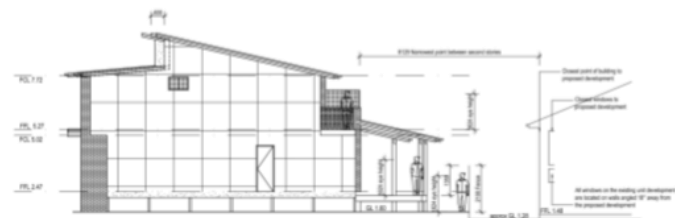


East Elevation

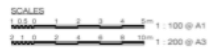
South Elevation



Section C-C



South Elevation (showing neighbours)



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**SUBSTITUTE**  
 SUBSTITUTIONS TO THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CONTRACT AND MUST NOT BE CONSIDERED AS A BASIS FOR ANY WORK UNLESS THE EXPRESS PERMISSION OF BMD DESIGNERS IS OBTAINED.

Date	Amendment	Drawn by

Date	Issue for	Date

Date	Issue	Date
11/03/2017	100 @ A1	10/03/2017

Date	Issue for	Date

C Development Application 20/18/2018  
 B Development Application 01/03/2019  
 A Preliminary 10/07/2019

Multi Unit Development  
 5 x Units

Lot 5 & 6 on DP 12867  
 5 & 7 Bungalow St, ETTALONG BEACH  
**HOMEBROOK**

Local authority  
 Central Coast Council

knigh-maplton  
 CONSULTANTS  
 sustainable  
 building design  
**Km**

PO BOX 3016 UMINA BEACH NSW 2317  
 36 OCEAN BEACH RD UMINA BEACH NSW  
 ph: 61 4342 2701  
 email: km@knighmaplton.com.au  
 web: www.knighmaplton.com.au

Accreditation Building Designers No. 6227  
 Chartered Member No. 844-05 of

**bda** BUILDING DESIGNERS AUSTRALIA/NSW





**ATTACHMENT 3**

DA55574/2018 - Multi Dwelling Housing (5 units) & Demolition of Existing Structures  
 Description of Land - LOT: 5 DP: 12967, 5 Bangalow Street ETTALONG BEACH  
 LOT: 6 DP: 12967, 7 Bangalow Street ETTALONG BEACH

**Gosford Development Control Plan 2013 (GDCP 2013)**  
**Chapter 3.3 Multi Dwelling Housing & Residential Flat Buildings**  
**Compliance Table**

Development Control	Required	Proposed	Compliance
2.1 Character	The desired character of Ettalong Beach 7: Sandplain Mixed Density	<p>The subject site is within the Ettalong Beach Character Statement No. 7 Sandplain Mixed Density. The proposed development is consistent with the desired character of the Ettalong Beach Sandplain Mixed Density for the following reasons:</p> <ul style="list-style-type: none"> <li>• The development will provide a small-scale multi dwelling development of low-rise town houses situated in a mix of one and two detached residences as well as multi dwelling villas characteristic of the Woy Woy Peninsulas residential neighbourhoods.</li> <li>• The provision of a total of six (6) native species mature trees contributes to the area in conserving visually prominent trees along the street frontage and as backdrops to the new town houses. Additionally, the privacy screening hedges to the eastern boundary, the double layered planter beds to the main street frontage and turfed areas will contribute to enhancement of the overall neighbourhood landscape.</li> <li>• The small-scale multi dwelling housing development provides a balanced simple approach in articulating the building sitting orientation and uses of a variation in materials to break down bulk and scale. It incorporates extended setbacks, the use of courtyards, balconies, privacy screens, pedestrian and landscaped entries at ground level which are compatible and consistent with the visual interest of Bangalow Street whilst maintaining filtered views, appropriate sunlight, privacy and amenity.</li> <li>• To complement the scale and design 'lightweight appearance' of the traditional facades the proposal incorporates the use of a combination of lightweight fibro cement sheathing on the façades, gently pitched roofs and verandahs. The elevation to Bangalow Street has a single on-grade vehicle entry to two single sized garages rather than wide garages that would accentuate building bulk or dominate the façade.</li> </ul>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.2 Scenic Quality	The subject site is located within the Peninsula Geographic Unit and encompasses the Woy Woy/ Umina Landscape Unit and the	<p>The proposal is subject to the provisions of GDCP 2013 Chapter 2.2 – Scenic Quality.</p> <p>The development includes a density of multi dwelling housing which is envisaged for the area. It is considered the transition between neighbouring development and</p>	Yes

	Woy Woy Bays Landscape Units	<p>the proposed development is acceptable and appropriate for the urbanised area. The use of the rear lane entry contributes to the consolidation of future development and the landscaping enhances the scenic quality of the area.</p> <p>Overall the development does not propose a bulk and scale that will adversely affect the scenic quality of the area. It is considered the physical constraints of the site have been adequately addressed.</p> <p>The proposal is consistent with the stated objectives of GDCP 2013 Chapter 2.2 - Scenic Quality</p>	
3.3.1 Multi Dwelling Housing & Residential Flat Buildings	<p>Types of Multi Unit Residential Development</p> <p>The proposal is multi dwelling housing that consists of five (5) two (2) storey town house building units individually accessed from ground level.</p>	<p>The proposal is subject to the provisions of GDCP 2013 Chapter 3.3 – Multi Dwelling Housing.</p> <p>It is considered that the development is generally consistent with the objectives for multi dwelling housing developments for the following reasons:</p> <ul style="list-style-type: none"> <li>• Provides a variety of dwelling types proving improved housing choice and current local market demand.</li> <li>• Maintains and enhances the current landscape quality enhancing the current residential amenity.</li> <li>• Complements the desired character of the neighbouring area and does not impact on the natural scenic qualities.</li> </ul>	Yes
3.3.2 Desired Character New Developments	To protect, enhance scenic settings and natural features	The proposal enhances and protects the natural and scenic features of the area by means of landscaping and tree planting, extended setbacks, articulated building sitting that encourage filtered foreshore water views, privacy and adequate sunlight. Additionally, the proposed entry from 'Unnamed' Lane way will provide important engineering works and upgrades that ensure flood mitigation and water sensitive urban design for the surrounding area which will reduce damage to properties and enhance overall public open spaces.	Yes
	To be consistent or compatible with development patterns	The proposal is consistent with the development patterns found within the surrounding neighbourhood by means of building and landscaping alignment on main street, articulated building setting to reduce continuous building façades and long row alignments. The low scale two storey lightweight appearance building design captures, retains and complements the height, scale and bulk of the residential streetscape.	Yes
3.3.3.1 Height Controls	Compatible height, scale and bulk		Yes
	<p>Maximum Height Controls</p> <ul style="list-style-type: none"> <li>• Max building height GLEP 2014 = 8.5m</li> <li>• Max 2 storeys</li> <li>• Max height exterior wall 7.5m</li> <li>• Max floor height lowest occupied storey 1m</li> </ul>	<ul style="list-style-type: none"> <li>• Max Building Height = 8.10m</li> <li>• Max 2 storeys</li> <li>• Max height of exterior wall = 7.38m</li> <li>• Max floor height lowest occupied storey = 0.63m</li> </ul>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
	<p>Clause 3.3.3.1.3 Development Controls</p> <ul style="list-style-type: none"> <li>• Min 2.7m ceiling heights for 2 storey buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Ceiling height for upper level variable = 2.45m – 3.00m</li> <li>• Ceiling Height for ground floor level = 2.55m</li> </ul>	<p>Yes</p> <p><b>No</b>, however variations supported</p>

		<p>Height variable of 0.15m or 5.5% variation with the development standard.</p> <p>It is noted that the site is flood affected and requires to comply with MFL as RL 2.47m which overall translates to achieving a floor level 0.6m above the natural ground level. The proposal accordingly varies the internal ceiling heights so the overall building low scale is maintained.</p>	
3.3.3.2 Setback Controls	<p>Clause 3.3.3.2a Deep soil along boundaries:</p> <ul style="list-style-type: none"> <li>• Side boundary min width 2.0m</li> <li>• Front boundary min width 6.0m</li> <li>• Rear boundary min width 6.0m</li> </ul>	<ul style="list-style-type: none"> <li>• Unit 1 West Boundary setbacks = 1.82m – 2.10m Variation of 9%</li> <li>• Unit 2 East Boundary setbacks = 1.0m – 1.29m Variation of 50% - 35.50%</li> <li>• Units 3-5 West Boundary setbacks = 4.50m – 6.35m</li> <li>• Units 3-5 East Boundary setbacks = 4.68m – 5.92m</li> <li>• Southern Boundary set back = 6.0m – 11.36m</li> <li>• Northern Boundary = 1.50m – 5.65m Variation of 75% - 5.83%</li> </ul>	<p><b>No</b></p> <p><b>No</b></p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p><b>No</b>, however, variations supported</p>
	<p>Clause 3.3.3.2b Setbacks to exterior walls:</p> <ul style="list-style-type: none"> <li>• Side boundary average 4m (2 storey), min 3.5m</li> <li>• Front Setback 6m</li> <li>• Rear Setback 6m</li> </ul>	<ul style="list-style-type: none"> <li>• Unit 1 West Boundary setbacks = 1.40m – 1.70m Variation of 40% - 48%</li> <li>• Unit 2 East Boundary setbacks = 1.0m – 1.29m Variation of 71.43% - 63.14%</li> <li>• Southern Boundary set back = 6.0m – 11.36m</li> <li>• Northern Boundary = 1.50m – 5.65m Variation of 75% - 5.83%</li> </ul>	<p><b>No</b></p> <p><b>No</b></p> <p>Yes</p> <p><b>No</b></p>
3.3.3.3 Car Parking	<p>Clause 3.3.3.3.2 Technical requirements to be in accordance with Chapter 7.1 Car Parking Appendix A.</p>	<p>Refer Section 7.1 Car Parking for compliance with GDCP 2013. The proposed parking arrangements are consistent with the objectives.</p>	<p>Yes</p>
	<p>Clause 3.3.3.3.2 Scenic Quality/Neighbourhood character of off-street parking</p> <ul style="list-style-type: none"> <li>• Not located facing street/lane</li> <li>• Not located in front setback</li> <li>• Not create continuous row of enclosed garages</li> </ul>	<ul style="list-style-type: none"> <li>• Articulated Garages face Southern boundary to Bangalow Street, Western boundary and 'Unnamed' Lane – Notwithstanding, both garages contained in the front elevation have a reduced size for a single vehicle maintaining a reduced bulk and scale, they are placed planimetrically to create an articulate module with the upper floor balconies. Units 3-5 garages have been broken up with units 3 and 4 facing west boundary and unit 5 facing north boundary fronting 'Unnamed' Lane.</li> <li>• Garages facing Bangalow Street are not located in front setback, have single driveway and single garage space</li> <li>• Articulated building unit sitting and landscaping helps to breakdown a continuous row of enclosed garages</li> </ul>	<p><b>No</b> however, variations supported</p> <p>Yes</p> <p>Yes</p>

3.3.3.4 Articulation	<p>Clause 3.3.3.4.2 Maximum dimensions of buildings</p> <ul style="list-style-type: none"> <li>• Max width and depth of building - 25m</li> </ul>	<ul style="list-style-type: none"> <li>• The proposals side elevations (eastern and western) have a length of 24.12m</li> </ul>	Yes
	<p>Clause 3.3.3.4.4 Articulation of building forms and facades</p> <ul style="list-style-type: none"> <li>• The unarticulated length of any wall should not exceed 8.0m.</li> </ul>	<ul style="list-style-type: none"> <li>• The front elevation to Bangalow Street has a length of 20.23m and the side elevations a length of 24.12m, notwithstanding the proposal provides adequate articulation of the building form and façades by means of distinct changes and contrasts in the use of exterior sheathing materials, the use of balconies, porches and alfresco.</li> </ul>	Yes
3.3.3.5.2 Sunlight and Overshadowing	<p>Clause 3.3.3.5.2 Solar access requirements for living rooms and communal open space:</p> <ul style="list-style-type: none"> <li>• Min 3 hrs/day sunlight in living, dining, family rooms and 50% of principal open space areas. Received by 70% of dwellings.</li> <li>• Minimum 3 hours/day sunlight is retained to existing neighbours.</li> </ul>	<ul style="list-style-type: none"> <li>• All units in the development meet criteria for three hours solar access to the living areas and private open space areas of the units. However, units 1 &amp; 2 two have limited solar access given they're orientation and smaller rear open spaces. The skillion roof that forms part of the building could have been used as a design feature to capture additional sunlight from the north.</li> <li>• The minimum 3 hours/day sunlight is retained to existing neighbours.</li> <li>• Shadow diagrams have been submitted with the application which shows shadowing in mid-winter. Refer to figures 15 and 16 of the report.</li> </ul>	Yes
3.3.3.5.3 Site Planning	<p>Clause 3.3.3.5.3 Controls</p> <ul style="list-style-type: none"> <li>• Site planning to provide for reasonable privacy for existing &amp; proposed dwellings.</li> <li>• For two storey buildings: provide 9m between adjacent dwellings,</li> <li>• If screening is provided these distances can be lessened.</li> </ul>	<ul style="list-style-type: none"> <li>• The development proposes orientation to both front and rear (south and north) boundaries and towards the east boundary and extended setbacks which provide for adequate privacy for both the existing and proposed dwellings. Additionally, the design, floor layouts and use of privacy screen and landscaping ensures reasonable line-of-sight between adjacent building units and neighbouring properties.</li> </ul>	Yes
3.3.3.5.4 Natural cross ventilation	<p>Clause 3.3.3.5.4 Controls</p> <ul style="list-style-type: none"> <li>• Min 60% of dwellings must have suitable floor plans for cross ventilation.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposal complies with the controls and suitable ventilation is provided to all units.</li> </ul>	Yes
3.3.3.5.5 Private Open Space	<p>Clause 3.3.3.5.5 Controls</p> <ul style="list-style-type: none"> <li>• Private open space (POS) all dwellings with a private entrance at ground level - min area 50m<sup>2</sup></li> <li>• Min width 5m x 5m</li> <li>• Min dimension is 3.5m</li> <li>• 1 tree and landscaping per POS</li> </ul>	<ul style="list-style-type: none"> <li>• The proposal complies with the controls and suitable private open space (POS) is provided to all units.</li> </ul>	Yes

	<ul style="list-style-type: none"> <li>All should have one sunny spot, be located adjacent to a living space and a space for clothes drying</li> </ul>		
3.3.3.5.6 Communal Open Space	Only required for developments with more than 10 dwellings	<ul style="list-style-type: none"> <li>The proposal comprises only 5 dwellings and no communal open space is proposed.</li> </ul>	Yes
3.3.4.1 Housing Choice	<p>Clause 3.3.4.1.2.a:</p> <ul style="list-style-type: none"> <li>Provide a variety of dwelling types - No more than one third of the dwellings in any development should be the same type</li> </ul> <p>Clause 3.3.4.1.3:</p> <ul style="list-style-type: none"> <li>All development &gt;3 dwellings – one third of dwellings should be adaptable.</li> </ul>	<ul style="list-style-type: none"> <li>The proposal comprises of 5 dwellings, therefore no more than 2 dwellings should be the same type. The proposal has two plan typologies of which all have two storey with 3 bedrooms and ground level entries therefore strictly speaking there is a 40% Variation with the development standard.</li> </ul>	<b>No</b> however, variations supported
3.3.4.2 Residential Address	<p>Controls:</p> <ul style="list-style-type: none"> <li>Provide a traditional street address - Front doors, windows, patios etc facing street</li> <li>Dwellings with private open space at ground level have private entrance</li> <li>Garages are not located on street frontage</li> <li>Solid fences to a height of 1.2m, and partially transparent screening above that for fences that face public/communal areas</li> </ul>	<ul style="list-style-type: none"> <li>Units 1 &amp; 2 provide a traditional street address for the development – Entry porch and front POS and decks face Bangalow Street.</li> <li>All units have private entry porches and open space at ground level.</li> <li>Refer to Clause 3.3.3.3.2 discussion.</li> <li>1.0m high front fence – brick piers with decorative slat infill panel fence setback from the street alignment and complemented by layered medium height landscaping.</li> </ul>	<p>Yes</p> <p>Yes</p> <p><b>No</b> however, variations supported</p> <p>Yes</p>
3.3.4.3 Facades	<p>Controls</p> <ul style="list-style-type: none"> <li>Divide facade into a “panels”</li> <li>Use gently-pitched roof elements</li> <li>Roofs surrounded by wide eaves</li> <li>Balconies used to disguise expanses of flat exterior walls</li> <li>Light weight finishes incorporated</li> </ul>	<ul style="list-style-type: none"> <li>The proposal has attempted to articulate the building by the use of and layout of the exterior sheathing to delineate façade modules and alignments. Together with the use of combination skillion roofs, porch and deck structures produce overall a lightweight low scaled residential development. The proposal would have highly benefited with the submission of a coloured perspective and/or materials schedule.</li> </ul>	Yes
3.3.4.4 Landscaped Areas	<p>Controls</p> <ul style="list-style-type: none"> <li>Provide a landscape plan</li> <li>Site surrounded by canopy trees</li> <li>New trees to have mature heights of 8-10m (similar height to building)</li> <li>Continuous screen plantings to side and rear boundaries</li> </ul>	<ul style="list-style-type: none"> <li>The proposal is accompanied by a landscape plan, refer to Attachment 2, Architectural Plans Drawing No. 400 Revision C.</li> <li>Overall the development proposes to remove 3 existing trees and is to provide 6 advanced specimens of a native species capable of achieving a height greater than 8m.</li> <li>The southern and eastern boundaries have extended setbacks that allow this deep soil areas to be planted with a mix of soft landscape, low shrubs (0.5-1.0m,</li> </ul>	Yes

	<ul style="list-style-type: none"> <li>• Front setback to include 2 canopy trees, side setback to include 1, rear setback to include 2</li> <li>• Side and rear setbacks should include screen plantings</li> <li>• Driveway flanked by landscaping</li> </ul>	<p>large bushes (to be maintained to a minimum of 2m) and native species trees (10-15m mature height).</p> <ul style="list-style-type: none"> <li>• The consolidation of two existing driveways into one central driveway on Bangalow Street permits that two of the six mature trees to be planted on the road reserve between the central vehicle driveway entry.</li> <li>• The northern rear boundary, pedestrian accessway and entry into units 3, 4 and 5 are to be planted with medium height bushes (1-3m mature height) for amenity and screening.</li> </ul>		
3.3.4.5 Building Services	3.3.4.5.2 Design and Location of Stormwater Systems	<ul style="list-style-type: none"> <li>• 25% of the development site shall be deep soil</li> </ul>	<ul style="list-style-type: none"> <li>• 33% of the development site provides areas of deep soil</li> </ul>	Yes
	3.3.4.5.3 Garbage bin enclosures	<ul style="list-style-type: none"> <li>• Not compromise urban design quality</li> </ul>	<ul style="list-style-type: none"> <li>• Garbage bins are to be stored within private courtyards and screened from the street and internal courtyard amenity.</li> </ul>	Yes
	3.3.4.5.5 Storage	<ul style="list-style-type: none"> <li>• Three bedroom apartments: 10m<sup>3</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Storage is provided within garages, under stairs and within each unit linen cupboards and achieves minimum storage required.</li> </ul>	Yes
7.1.3 Car Parking Requirements	<ul style="list-style-type: none"> <li>• Requires 1.5 car spaces per dwelling</li> <li>• Visitor 0.2 spaces per dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Provides 8 car spaces; and</li> <li>• The site is exempt to visitor car parking as unrestricted on-street parking (Ettalong Waterfront) is safely located within 60m of the development.</li> </ul>	Yes	



**Item No:** 2.3  
**Title:** DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay  
- Mixed Use Development Commercial Premises &  
Shop top housing  
**Department:** Environment and Planning

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13634004  
Author: Chris Ross, Senior Development Planner  
Manager: Andrew Roach, Unit Manager, Development Assessment  
Executive: Scott Cox, Director Environment and Planning

## Summary

A development application has been received for a shop top housing development (involving the demolition of existing structures and construction of four commercial premises and seven residential units) on Lots 19, 20 and 21, DP 8830, No. 58-62 Araluen Drive, Hardys Bay.

The development application is required to be reported to Council for the following reasons:

- 1 In accordance with Council's adopted *Policy for Determining Development Applications subject to Significant Public Objections* any application receiving 15 or more submissions is to be reported to Council. The application received 97 submissions objecting to the proposal.
- 2 The proposed development would result in a variation to the maximum height of buildings applicable to the site in excess of 10%. The proposed development has a 1.028m (12.1%) non-compliance in respect to height. A delegate of Council may not assume the concurrence of the Secretary when considering exceptions to development standards under cl.4.6 of GLEP 2014 if the development contravenes a development standard by greater than 10%. As such, the application is required to be reported to Council for determination.

The development application has been examined having regard to the matters for consideration detailed in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

<b>Applicant</b>	Architexture Australia Pty Ltd
<b>Owner</b>	Boutique Hardys Bay Pty Ltd
<b>Application No</b>	DA 55789/2018
<b>Description of Land</b>	Lot 19, 20, 21, DP 8830, 62 Araluen Drive, Hardys Bay
<b>Proposed Development</b>	Shop top housing development (four commercial premises and seven units) and demolition of existing structures.

**2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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<b>Site Area</b>	2,391.7m <sup>2</sup>
<b>Zoning</b>	B1 Neighbourhood Centre
<b>Existing Use</b>	Commercial premises
<b>Employment Generation</b>	Yes
<b>Estimated Value</b>	\$4,000,000

**Recommendation**

- 1 That Council grant consent to the development of Shop Top Housing, comprising four commercial units and seven residential units, on Lots 19, 20 and 21, DP 8830, No. 58-62 Araluen Drive, Hardys Bay, 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 its decision.***

**Background**

<b>Proposed Development</b>	Demolition of existing structures and construction of a shop top housing development comprising four commercial premises and seven residential units.
<b>Permissibility and Zoning</b>	The site is zoned B1 Neighbourhood Centre under <i>Gosford Local Environmental Plan 2014</i> (GLEP 2014). The proposed development is defined as 'Shop Top Housing' which is permissible in the zone with consent of Council.
<b>Relevant Planning Legislation Instruments and Controls</b>	<ul style="list-style-type: none"> <li>• <i>Environmental Planning and Assessment Act 1979 – s. 4.15 (EP&amp;A Act)</i></li> <li>• <i>Roads Act 1997 (Roads Act)</i></li> <li>• <i>Rural Fires Act 1997 (Rural Fires Act)</i></li> <li>• <i>State Environmental Planning Policy (Coastal Management) 2018</i></li> <li>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i></li> <li>• <i>State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)</i></li> <li>• <i>State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development (SEPP 65)</i></li> <li>• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX)</i></li> <li>• <i>State Environmental Planning Policy (Coastal Management) 2018 (SEPP Coastal Management)</i></li> </ul>



	<ul style="list-style-type: none"> <li>• <i>Gosford Local Environmental Plan 2014 (GLEP 2014)</i></li> <li>• <i>Draft Central Coast Local Environmental Plan 2018 (Draft CCLEP 2018)</i></li> <li>• <i>Gosford Development Control Plan 2013 (GDGP 2013)</i></li> <li>• <i>Apartment Design Guide. Tools for improving the design of residential apartment development (ADG)</i></li> <li>• <i>Central Coast Regional Plan 2036 (CCRP 2036)</i></li> <li>• <i>Gosford City Council Climate Change Policy.</i></li> </ul>
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### Variations to Policies

<b>Policy</b>	<b>Clause / Description</b>	<b>Variation</b>
<b>Gosford Local Environmental Plan 2014</b>	Clause 4.3(2) (Height of Buildings)	<ul style="list-style-type: none"> <li>• Maximum height of 8.5m is permitted. The proposed development has a maximum height of 9.528m, resulting in a 1.028m (or 12.1%) non-compliance with the development standard.</li> </ul>
<b>Apartment Design Guide</b>	3F-1 Visual Privacy	<ul style="list-style-type: none"> <li>• A 9m setback is recommended adjacent to the zone interface (which exists at the northern site boundary) for those elements of a development up to a height of 12m or 4 storeys:               <ul style="list-style-type: none"> <li>a) Units 1, 3 and terrace of Unit 5: 3.0m setback for a length of 21m resulting in a 66.6% or 6.0m variation.</li> <li>b) Units 5 and 6: 5.0m setback for a length of 11m resulting in a 55% or 4.0m variation.</li> </ul> </li> </ul>

### Background

Council has received Development Application for a shop top housing development (four commercial premises and seven residential units) and demolition of existing structures on land at No. 58-62 Araluen Drive Hardys Bay. The application was lodged on 18 December 2018.

### The Site

The site consists of three parcels of land, being lots 19, 20, and 21, DP8830, commonly known as 62 Araluen Drive, Hardys Bay, and is located on the southern side of Araluen Drive, opposite foreshore reserve land fronting Hardys Bay to the north.

The site is rectangular in shape, with a frontage of 36.6m to Araluen Drive, and has side boundaries of 64.87m on the eastern boundary and 65.9m on the western boundary. There remains a number of mature trees and understorey vegetation to the rear (south) of the lot, generally in the most elevated portion of the site.

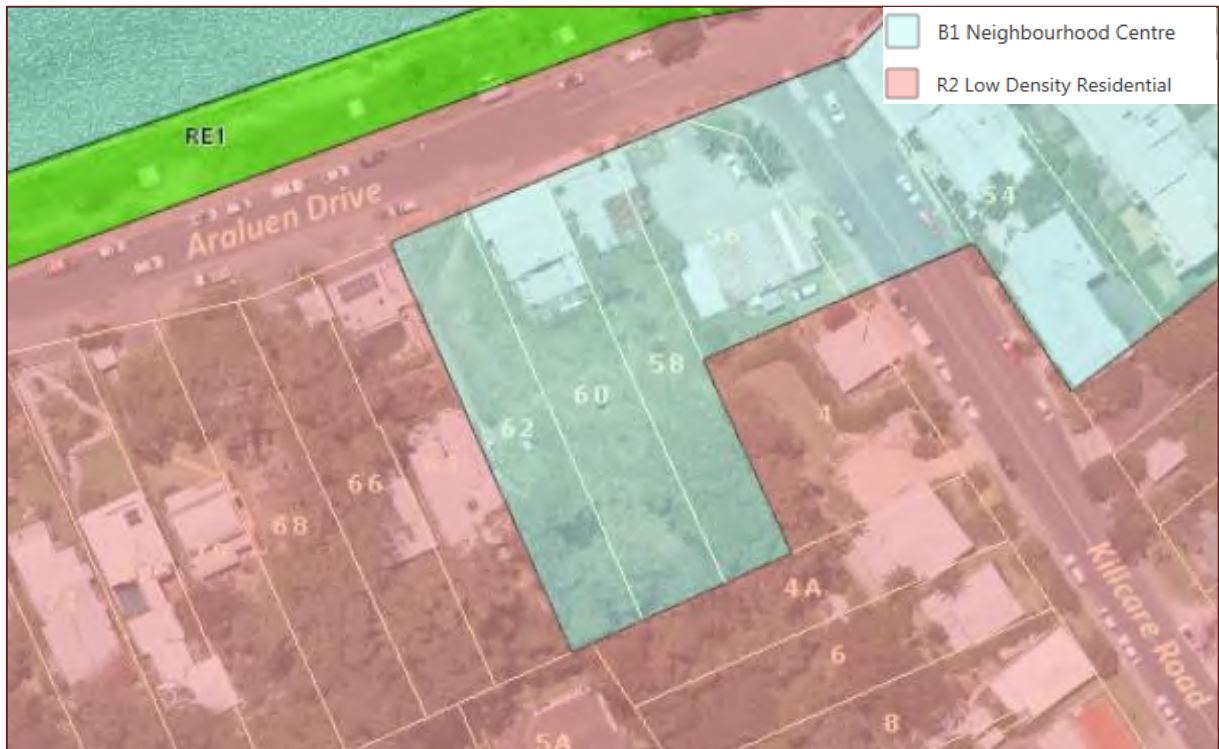
There is a significant slope across the site, with a fall of 16.5m through the centre of the property from the rear of the site to the Araluen Drive frontage, not dissimilar to adjoining properties. The rear, southern corner of the site is the high point of the land being surveyed at 21.39m AHD with the northern corner being the low point, surveyed at 1.76m AHD, resulting in a diagonal fall between these two points of 19.63m. The rear boundary falls from the southern corner to the eastern corner by 7m.

The site is generally level along the Araluen Drive frontage, with a minor (less than 2%) fall from the west to the east. Developments on both No. 58 and No. 60 Araluen Drive have been excavated into the site to accommodate the existing structures, being two separate commercial premises.



**Figure 1 - Aerial photograph of the site, (outlined in black)**

The subject site is zoned Neighbourhood Centre under *Gosford Local Environmental Plan 2014* (GLEP 2014), (refer to Figure 2). The proposed development is defined as 'Shop Top Housing' which is permissible in the zone with consent of Council.



*Figure 2 - Zoning of the site (edged in black) and adjoining properties*

### **Surrounding Development**

Surrounding development consist of:

- Shop top housing development (under construction) on the eastern adjoining property, No. 56 Araluen Drive (corner of Araluen Drive and Killcare Road);
- Substantial dwellings on lots to the west of the subject land, including a three-storey residential dwelling with detached garage on the immediately adjoining western property, No. 64 Araluen Drive; and
- A single residential dwelling (fronting Killcare Drive) with significant vegetation on the adjoining southern property, No. 4 Killcare Drive.



*Figure 3 – Residential dwelling at 64 Araluen Drive*



*Figure 4 – Shop top housing at 54 Araluen Drive*

**The Proposed Development**

Development Application No. 55789/2018 was lodged on 18 December 2018 seeks approval for the following:

- Demolition of the existing dwelling and structures on the site;
- Construction of four ground floor commercial premises of between 53m<sup>2</sup> – 69m<sup>2</sup>, each with between 16m<sup>2</sup> and 22m<sup>2</sup> covered open space to the Araluen Drive frontage;
- Seven residential units over three storeys, generally following the contours of the site;
- Units 1, 4, 5, 6 and 7 will contain three bedrooms;
- Units 2 and 3 will contain four bedrooms;
- Access to the site off Araluen Drive;
- 19 Car parking spaces located behind the commercial premises and under the units;
- Decks/outdoor living areas to the Araluen Drive frontage for each of the apartments; and
- A common area including pool on the first floor.

The proposal seeks approval for the construction of a mixed use development comprising seven residential apartments cascading down the site, atop four commercial tenancies and basement car parking, (refer figure 5 through 11). A total of 19 car parking spaces, including a single disabled car parking space is proposed behind/underneath the commercial/residential aspects. The parking areas is proposed to be located at the same level as apartments 1 and 2, higher than the commercial tenancies proposed, and accessed from Araluen Drive via a ramp up the eastern setback of the site, (refer figure 7).



Figure 5 – Proposed northern elevation

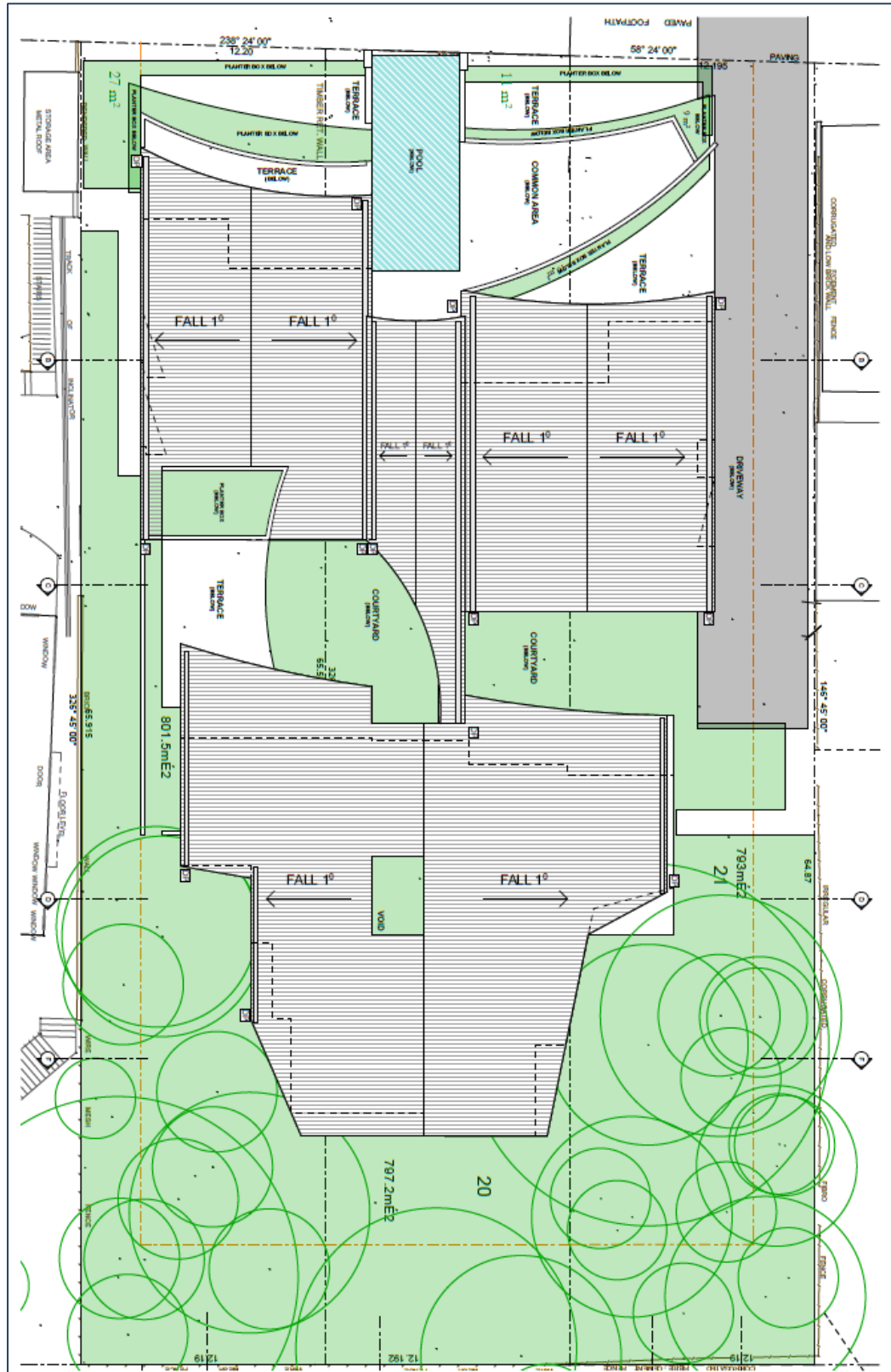


Figure 6 – Proposed site plan

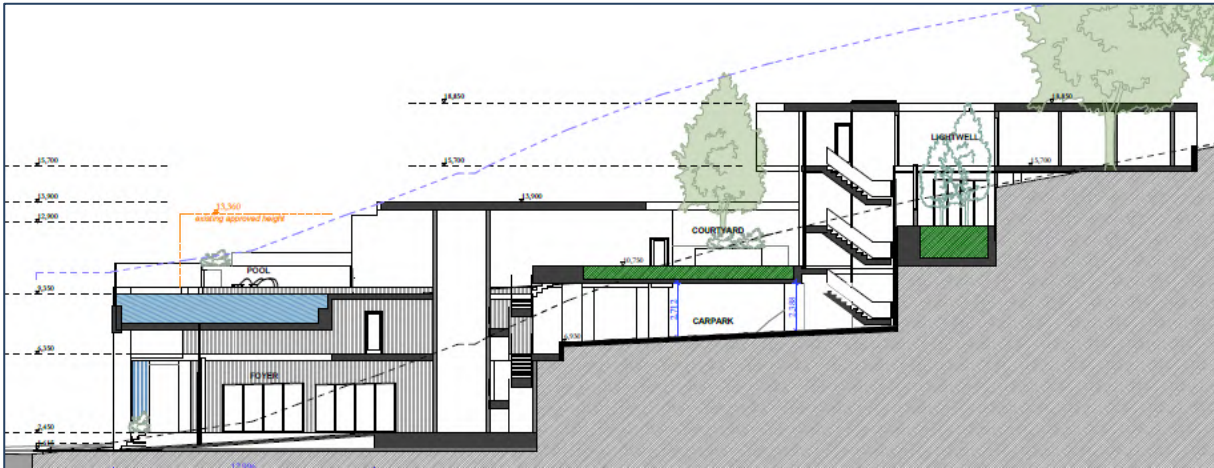


Figure 7 – Site section.



Figure 8 – Render of proposed development





Figure 9 – Proposed southern elevation

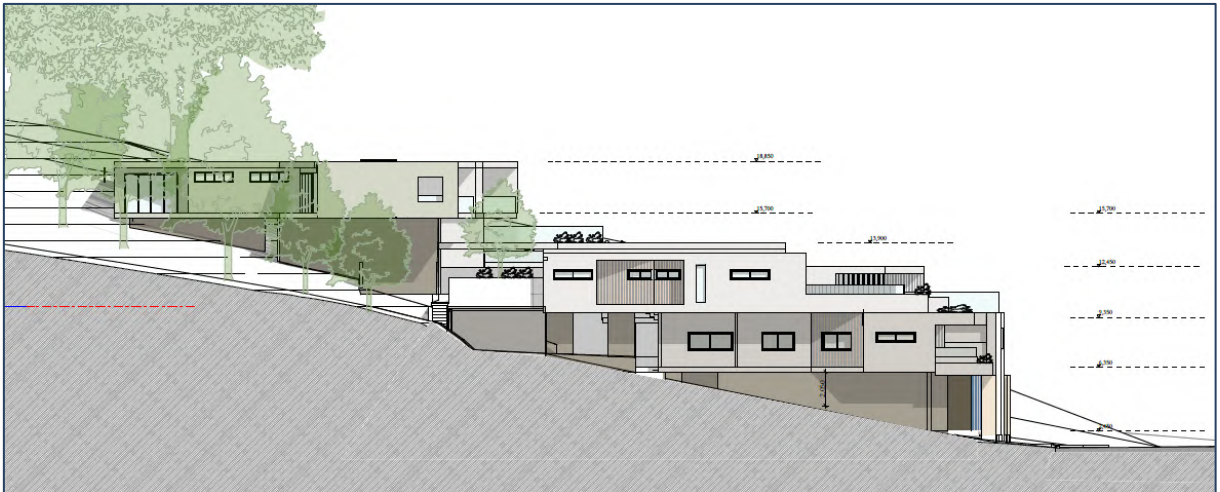


Figure 10 – Proposed eastern elevation

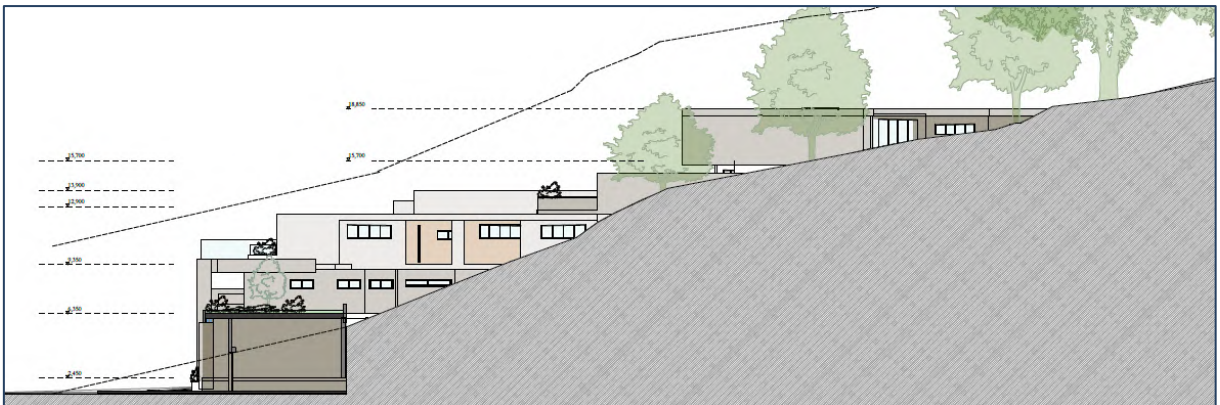


Figure 11 – Proposed western elevation

### 2.3 **DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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The application has been amended once (30 April 2019) to address numerical inconsistencies between the originally submitted plans in relation to driveway gradients, waste storage areas and access.

As part of the amended design additional car parking spaces were included, resulting in a total of 19 parking spaces (increased from the initially proposed 16 spaces). No significant alteration to any elevation or internal apartment or commercial tenancy configuration resulted from the minor changes.

#### **History**

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

- **DA35452/2008** Development Application - Mixed Development consisting of 4 Commercial/Retail Premises and 9 Residential Units  
Lodged: 08/08/2008 (This application was refused Council officers under delegation on: 20/05/2009. A subsequent appeal against the refusal was dismissed by the Land & Environment Court of NSW on 8 March 2010 (Bespoke Properties v Gosford City Council [2010] NSWLEC 1080).
- **DA40472/2011** Development Application - New Building Comprising 2 Commercial Premises on the Ground Floor with 2 Shop Top Housing units (4 bedrooms, 2 storey, detached recreation room) above and Demolition of Existing Buildings  
Lodged: 20/04/2011 (Approved by Council: 08/11/2011)
- **DA40472/2011.2** Development Application - Section 96(1A) - Amend Conditions to Permit Removal of Trees 32 & 33  
Lodged: 23/04/2013 (Approved: 08/06/2013)
- **DA49213/2016** Development Application - Subdivision Three Lots into Two Lots  
Lodged: 03/02/2016 (Refused by Council staff under delegation: 20/05/2016)

DA40472/2011 has physical commencement and allows for the construction of a shop top housing development of a similar physical appearance to that proposed, containing two commercial premises and two four-bedroom units with a separate gym and pool located higher on the site. Site clearing has taken place in accordance with the modified plans for this approval.

No other applications of relevance are contained in Council records.

**Section 4.15(1)(d) of the EP&A Act: Submissions**

**Public Consultation**

The Development Application was notified in accordance with Part 7.3 - Notification of Development Proposals of GDCP 2013 from 10 January 2019 to 31 January 2019.

A total of 97 submissions, including one from the Wagstaffe/Killcare Community Association Inc., were received objecting to the proposal.

Note that amended plans were submitted responding to issues raised in relation to driveway gradients, waste storage areas and vehicular access. These amended designs (received by Council on 30 April 2019) included minor amendments with no significant alteration to any elevation or internal apartment or commercial tenancy configuration. Given the minor nature of alterations, the amended plans were not re-notified. In accordance with Chapter 7.3 of the *Gosford Development Control Plan 2013*, specifically clause 7.3.2.10 (c), 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:

- ***Similar development refused by Land and Environment Court in 2010 (DA 35452/2008)***
  - ***Development looks the same as that refused by the court***
  - ***Same issues present and should be considered***

*Comment:*

This comment relates to a previous application for the site that was refused by the former Gosford City Council and later became subject to appeal in the Land & Environment Court (Gosford City Council Development Application Ref. 35452/2008). In summary, that application was refused by the former Gosford City Council primarily as a result of design considerations, including excessive height, bulk, scale and impact on scenic quality. The minutes from the SEPP 65 design review panel at the time noted, in respect to the application, that '*the total coverage of the site development is clearly excessive*' and that '*the depth of excavation for carparking is excessive*' and that '*the street frontage treatment has a number of flaws*'.

The application currently under consideration shares little in common with the application refused by the former Gosford City Council and subsequently refused by the NSW Land and Environment Court in 2010. That application sought consent for a building with four levels directly fronting Araluen Drive, two storeys of basement car parking, and a further three levels of units spread over the site. In total there were four commercial tenancies and nine

**2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

residential units proposed, with extensive excavation both to accommodate the two storeys of basement car parking and also the residential foyer and lift shafts.

The application under consideration proposes a building that substantially complies with current planning controls, is sited in such a manner that excavation is minimised, and is articulated to ensure the development would conserve the natural qualities of the bushland background, and minimizes the scale of the Araluen Drive façade by the inclusion of glazing and deep verandahs.

- **Car parking proposed is inadequate and does not meet Gosford Development Control Plan**
  - **16 car parks proposed is not enough for the units and shops**
  - **There will be an increased demand for on street parking**

*Comment:*

The current proposal is for mixed use development with 4 ground floor shops, 7 shop top residential units, and basement car parking accommodating 19 spaces (noting that the basement has been redesigned to include 19 parking spaces, which is an increase from 16 proposed in the initially submitted application).

The proposed development complies with parking requirements from Chapter 7 of the Gosford DCP. The allocation of the car parking spaces is set out in the table below:

Parking Type	Rate	Extent	Required	Proposed	Complies
<b>Resident</b>	1 space per dwelling	7 units	7	7	Yes
<b>Commercial</b>	1 space per 30m <sup>2</sup>	133m <sup>2</sup>	4.4	5	Yes
<b>Restaurants, food and drink premises</b>	1 space per 16m <sup>2</sup>	106m <sup>2</sup>	6.6	7	Yes
<b>Total parking spaces</b>			19	19	Yes

It is also noted that the proposed development would replace three existing commercial premises that currently have zero off street car parking spaces.

- **Proposed built form not in keeping with the character of the area**
  - **5 storey development not suitable for the area**
  - **Development presents as a bulky mass**
  - **Colonnade façade does not match surrounding development**

## 2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)

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*Comment:*

The building as designed presents to Araluen Drive in a manner that would be seen by the general public from the street and reserve across the road as a three-storey building, as indicated partially in Figure 8 of this report. The remainder of the development is 'stepped back' up the site, which is not inconsistent with other development in the locality.

The character controls for the Hardys Bay Woodland Hillsides, applicable to this site, suggest that new development should "*Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks*"

The proposed development adheres to the desired future development character by providing a shop top development that follows the natural slope of the site, with pavilions linked by courtyards and a northern elevation that is screened by balconies.

The colonnades are a design element of the building selected by the architect, and are considered an articulating element that is not out of character with development within the area.

- **Roads are too narrow to support the proposed development**
  - **Killcare Road is congested in peak times as is; more demand will make the road unsafe**
  - **The driveway would only be 20m from the intersection of Araluen Drive and Killcare Road and will be unsafe**

*Comment:*

Council's Traffic and Transport Engineer has reviewed the proposal and notes that the existing road network is in good condition and has adequate capacity to serve the predicted additional traffic generation that this development would produce.

It is noted that the proposed driveway location is approximately 22m from the Killcare Road / Araluen Drive "T" intersection. A review of Roads and Maritime Services' crash data base shows there has been no recorded crashes at the nearby Killcare Road / Araluen Drive "T" intersection (going back to 1995). Crash rates along Araluen Road are similarly low.

The existing physically commenced approval of DA40472/2011 locates the driveway in the same location and was to accommodate 14 car parking spaces and a loading dock. In addition, to locate the driveway at the western side of the site would require substantial excavation to accommodate the driveway and access to the car park level. The proposed driveway is considered an acceptable design response to the site.

- ***The application should be assessed as multi residential development and not shop top housing***

*Comment:*

Four of the seven proposed units are located directly atop the proposed commercial floor space, with the remaining three units located on site at a higher floor level, however not directly atop the commercial floor space.

As per GLEP 2014, "**shop top housing** means one or more dwellings located above ground floor retail premises or business premises." A decision on the definition of shop top housing was handed down by Sheahan J in the Land and Environment Court on 14 August 2014. Within the decision the court determined that shop top housing must be above the retail/commercial levels, not at the same level or ground level. The proposed development meets both the definition within GLEP 2014 and is in line with the Land & Environment Court determination of Shehan J.

Council is satisfied that the development has been correctly classified as shop top housing as per GLEP 2014.

#### **Public Authority Consultation / Approvals**

- NSW Rural Fire Service

The NSW Rural Fire Service provided general terms of approval in support of the development on 21 August 2019.

#### **Internal Consultation**

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

- Architect

Council's Architect has reviewed the proposed development and generally supports the proposed development. The design complies substantially with *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the *Apartment Design Guide* (ADG), and the mixed use will contribute to an active street front and increased residential density within the neighbourhood centre, both of which are desired outcomes for the site.

## 2.3 **DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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- Ecologist

Council's Ecologist has reviewed the application and supports the proposal subject to conditions requiring compliance with the submitted Vegetation Management Plan, prepared by Conacher Consulting, and dated April 2019.

- Engineering

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

- Traffic/ Transport

Council's Traffic and Transport Planner has reviewed the application and generally supports the proposal, however notes that the driveway is located closer to the Killcare Road intersection than the Australian Standards require. Discussion in respect to this assessment is included within this report.

- Waste Services (Garbage)

Council's Waste Services Officer has reviewed the application and supports the proposal subject to conditions. Separate residential and commercial waste storage rooms are to be provided at the rear of the ground floor commercial premises, with collection from the street kerb.

- Tree Assessment Officer

Council's Tree Assessment Officer has reviewed the proposal and notes that there are no trees proposed to be removed for the development of the site, nor are there any expected to be adversely impacted by the works. The application is supported by an Arboricultural Impact Assessment (AIA), which documents 39 trees to be retained and details tree protection methods to ensure existing trees remain viable with the development. Due to extensive infrastructure assets within the road reserve of the property, street trees are not considered appropriate for 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 is not considered to result in any adverse impacts on the site. The works will retain vegetation on site, with the proposed design sited in a manner that does not require any removal of trees. The development is unlikely to have any significant adverse impacts on the environment.

## 2.3 **DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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

### **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 including Council's policies, the assessment has identified the following key issues, which are elaborated upon for Council's information.

### ***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 remains B1 Neighbourhood Centre, where shop top housing and commercial premises remain permissible uses with the obtainment of development consent.

### ***State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004***

The application is supported by a BASIX certificate which confirms the proposal will meet the NSW government's requirements for sustainability, if built in accordance with the commitments in the certificate. The proposal is considered to be consistent with the requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

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

The provisions of SEPP Coastal Management require Council to consider the aims and objectives of the SEPP when determining a development application within the Coastal Management Areas. The Coastal Management Areas are areas defined on maps issued by the NSW Department of Planning & Environment. The subject property is mapped coastal environment area and a coastal use area under the SEPP.



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Council has considered the proposed development and it is concluded the proposal is consistent with cl. 14 of SEPP Coastal Management 2018 and no further objection is made 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* (SEPP 55) apply however, the site has a history of being utilised as residential and commercial premises and so contamination is 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 No 65—Design Quality of Residential Apartment Q quality design.***

Subclause 30(2)(b) of SEPP 65 provides that the consent authority should take into consideration the design quality of the proposed development. The Design Verification Statement which accompanies the application demonstrates consistency with the design quality principles.

The design verification statement is supported for the following reasons:

- **Context:** The site is located on Araluen Drive and forms the western most extent of the Hardys Bay Neighbourhood Centre, the main commercial hub of Hardy's Bay, and adjoins the R2 Low Density Residential zone directly to the west. A medium density commercial and residential development is considered appropriate in this location as the design is compatible with the surrounding residential development, and the commercial component of the building is complimentary to the neighbourhood centre.
- **Built Form and Scale:** The application is 1.028 metres or approximately 12.1% above the complying height limit, and only for some small elements of the building. The proposed building includes increasing setbacks the further up the site the building extends from the Araluen Drive frontage in order to reduce the bulk of the building as it extends up the site. Existing trees along the rear of the site are to remain and will further help site the development within the streetscape.
- **Density:** The permissible density is 0.75: 1. The proposed development would result in a density of 0.633:1, which is below the mapped FSR of 0.75:1. The proposal complies with this control and is considered an appropriate density for the site.
- **Sustainability:** The NatHERS and BASIX certificates supporting the development application confirms compliance with mandatory energy efficiency standards. The

use of solar hot water and photovoltaic cells or other energy saving options should also be considered.

- **Landscape:** The proposed development would maintain all existing substantial vegetation on site and will incorporate landscaped private open space areas for each unit. A number of large planter boxes are proposed to soften the built form.
- **Amenity:** The proposed dwellings all have their own private open space providing private recreation areas, and are all designed to achieve adequate cross ventilation and solar access. Privacy between units on site and dwellings/public space beyond the site is ensured through landscaping and appropriate location of windows to the units.
- **Safety:** Balconies and windows overlook the street and common areas to provide surveillance.
- **Housing Diversity and Social Interaction:** The application provides 2 and 3 bedroom units, to cater for a variety of occupants. Lift access is available to all units.
- **Aesthetics:** The aesthetics are acceptable and not entirely dissimilar in scale to existing approval DA40472/2011, however the proposed building is articulated to maintain the bushland setting and uses variations in material to disguise bulk and scale.

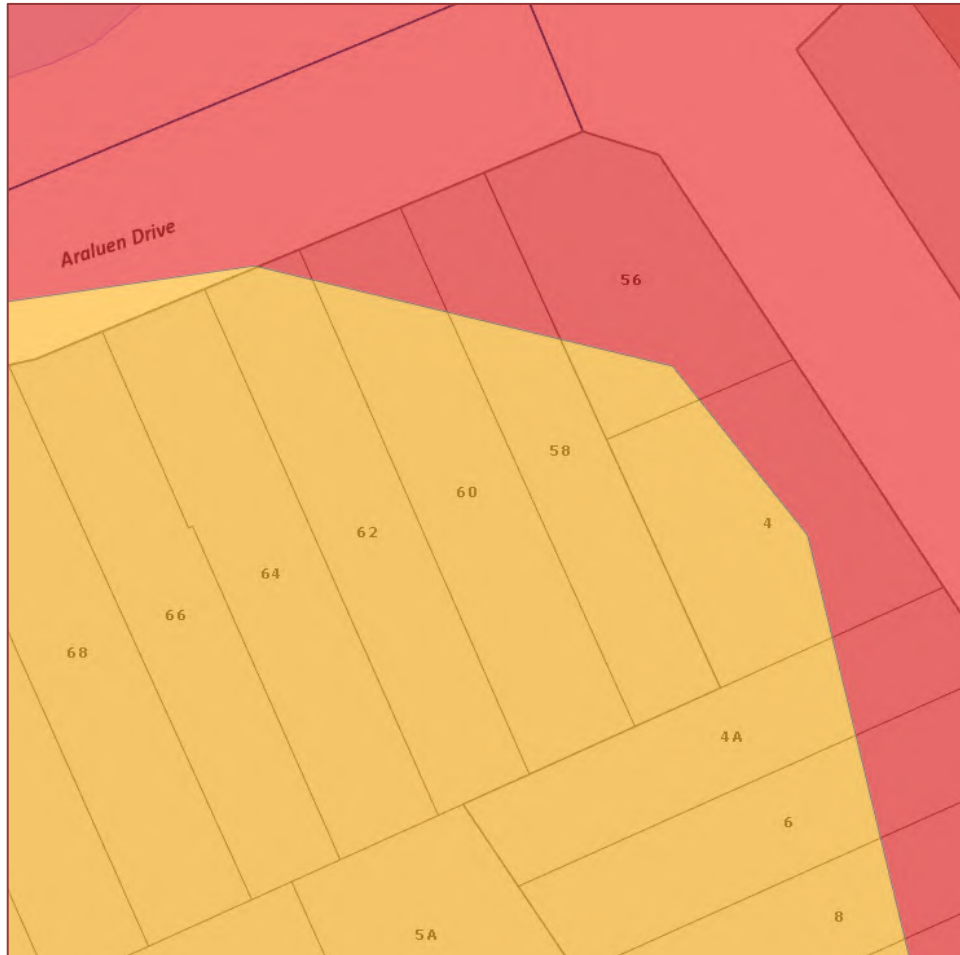
The Apartment Design Guide: Tools for improving the design of residential apartment development (ADG) provides objectives, design criteria and design guidance on how residential development proposals can meet the Design Quality Principles contained within Schedule 1 of SEPP 65, through good design and planning practice. The proposal is considered acceptable having regard to the requirements of the ADG. For further consideration, refer to the ADG Compliance Table contained within **Attachment 3**.

### ***Biodiversity Conservation Act 2016***

Council's Ecologist has assessed the ecological impact of the proposed development in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EP&BC Act). An Arborist Report has been supplied with the application which identifies trees for retention and tree protection measures. Council's Ecologist agrees with the conclusions of the report and believes the tree protection measures will be adequate. The Bushfire Report states no clearing is required for an APZ and the site is to be maintained with a sparse understory and native grasses. The proposed development is supported by Council's Ecologist subject to the imposition of conditions.

**Rural Fires Act 1997 (Rural Fires Act)**

The site is identified as "bushfire prone land" on Council's bushfire maps, (refer to figure 12). Having regard to Section 4.14 of the EP & A Act, the proposed development is required to address the requirements of the Rural Fires Act and the document *Planning for Bushfire Protection*, published 2006 (PBP 2006), by the New South Wales Rural Fire Service.



**Figure 12 – Bushfire prone land (subject site edged in black)**

A Bushfire Assessment Report, prepared by Clarke Dowdle & Associates, dated September 2018, accompanies the development application and demonstrates the development complies with the specifications and requirements of PBP 2006.

The application was forwarded to NSW RFS for review, with the agency recommending a number of conditions be included should an approval be granted. In order to ensure compliance with the recommendations of NSW RFS, **Conditions 2.10, 5.13 and 6.14** are recommended.

## 2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)

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### **State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP 44)**

The provisions of SEPP 44 require Council to consider the Aims and Objectives of the SEPP together with the matters for consideration listed in Part 2 of the SEPP when determining a development application greater than 1 hectare.

Council is satisfied that the site is not located in a potential or core Koala habitat area, and there is no need for a plan of management.

The relevant matters have been considered in the assessment of this development application in accordance with Clause 17 of SEPP 44. In this regard, no further objection is made.

### **Gosford Local Environmental Plan 2014**

#### ***Zoning & Permissibility***

The subject site is zoned B1 Neighbourhood Centre under the provisions of *Gosford Local Environmental Plan 2014* (GLEP 2014). Development for the purposes of *Shop Top Housing* is permissible within the B1 Neighbourhood Centre zone. The proposal has been considered with regard to the objectives of the control in accordance with the cl. 2.3(2) of GLEP 2014:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*

The proposed commercial tenancies would provide for small scale business uses similar to those currently located on and around the site that will continue to service the needs of both residents and visitors to the area. Three small scale commercial tenancies currently exist on site, being The View Woodfired Pizza, Belle Property, and The Lucky Bee restaurant. The proposed development would replace the three commercial tenancies with four of a similar size.

- *To allow for an increased residential population in neighbourhood centres where land is not required to serve local needs.*

The proposed residential units allow for an increased residential population within the business centre of Hardys Bay while not restricting the commercial use of the subject site. A previous approval, DA40472/2011, which has physical commencement allows for the construction of a shop top housing development of a similar physical appearance, with two commercial premises and two four bedroom units.

The subject application would increase the commercial tenancies on the site and would result in a greater offering of commercial premises to local businesses and a residential component that would benefit from access to the Hardys Bay business area.

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

The proposed development is considered to be consistent with the desired future character of the zone, insomuch as the built form would conserve the natural qualities of the bushland background, and minimizes the scale of the Araluen Drive façade by the inclusion of extensive glazing and deep verandahs. Because of the stepped design, where the upper units (5, 6, and 7) are located between 32m and 35m back from the front boundary, the impact of the five storey northern elevation is reduced substantially, with the general public realistically seeing only the ground and first floor when standing on the street.

- *To promote ecologically, socially and economically sustainable development.*

The proposed development will retain all existing trees on site and is supported by a BASIX certificate demonstrating compliance with the NSW State Government requirements for sustainable residential development. The proposed development offers a variety of commercial premises that would be ultimately be available to local businesses, and a diversified residential offering that increases the housing supply in the area.

- *To ensure that local nodes and neighbourhood centres are recognised as small-scale centres that provide a range of services and facilities commensurate with their local population catchments and that development is of a scale that is appropriate to meet local needs.*

The amalgamation of three sites to form one larger site allows for a development to better integrate itself to the site, and better offer a range of commercial tenancies commensurate with their local population catchment of Hardys Bay and Killcare. The increased number of commercial premises will help meet the needs of the permanent residents and visitors of the neighbourhood centre.

- *To encourage residential development as either stand-alone development or as part of mixed use development in local nodes and neighbourhood centres, while retaining opportunities for retail and service activities to serve the population in the immediate locality.*

The proposed seven residential shop top units are located above the four commercial tenancies and as such retain the street level for commercial retail and service activities.

**The following uses are permissible with consent:**

*Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dwelling houses; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Residential flat buildings; Respite day care centres; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

The proposed development is classified as *Shop top housing* and is permissible in the zone with consent.

**2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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*Development Standards*

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

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance with Controls</b>	<b>Variation %</b>	<b>Compliance with Objectives</b>
<b>cl. 4.3 (Height of Buildings)</b>	8.5m	9.528m	No	12.1%	Yes
<b>cl.4.4 (Floor Space Ratio)</b>	0.75:1	0.63:1	Yes	Nil	Yes

*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 applicable height control indicated on the GLEP Height of Buildings map is 8.5m. The proposed development generally complies however has some elements that result in a maximum height of 9.528mm, or 12.1%, non-compliance with the development standard.

This variation has been assessed in accordance with cl.4.6 of GLEP 2014.

*4.4 Floor Space Ratio*

The provisions of cl. 4.4 (Floor Space Ratio) within GLEP 2014 establish a maximum floor space ratio (FSR) for buildings. The applicable FSR control is 0.75:1, which permits a maximum gross floor area of 1793.25m<sup>2</sup>. The proposed development would result in a gross floor area of 1528m<sup>2</sup>, equating to a FSR of 0.633:1, which is below the mapped FSR of 0.75:1. The proposal complies with this control.

*4.6 Exceptions to Development Standards*

A formal submission in accordance with Clause 4.6 of the Gosford LEP 2014 (Exceptions to Development Standards) has been provided by the applicant for the non-compliance associated with building height (cl. 4.3 GLEP 2014).

In accordance with cl. 4.6(4) of GLEP 2014, development consent must not be granted for a development that contravenes a development standard unless the consent authority is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated in subclause (3). Subclause 3 provides:

*'Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.'*

The cl. 4.6 of GLEP 2014 request submitted by the applicant states how strict compliance with the development standards is unreasonable or unnecessary (having regard to the decision in *Wehbe v Pittwater Council [2007] NSW 827*) and how there are sufficient environmental planning grounds to justify the contravention. The submission from the applicant is summarised below:

- *The proposed development is spread across the site in a manner that enables the majority of the built elements to meet the mapped height limit for the site, with the elements that exceed the height limit located in areas that result in no material impact to any adjoining dwelling, or the public domain, in terms of amenity, solar access or view loss.*
- *The proposed development has been designed and located on site in a manner that follows the contours present, and avoids excessive excavation, whilst maintain compliance with the floor space ratio controls for the site. Aside from GLEP 2014 height and floor space ratio controls, there are no specific controls within GDCP 2013 that would describe a desired bulk and scale for shop top housing development.*

*The character controls for the Hardys Bay Woodland Hillsides, applicable to this site, suggest that new development should "Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks"*

*The proposed development adheres to the desired future development character by providing a shop top development that follows the natural slope of the site, with pavilions linked by courtyards and a northern elevation that is screened by balconies.*

In order to demonstrate if the proposal has merit, consideration of the proposed **building height** non-compliance has been provided with regard to the objectives of the control contained within cl. 4.3(1) of GLEP 2014:

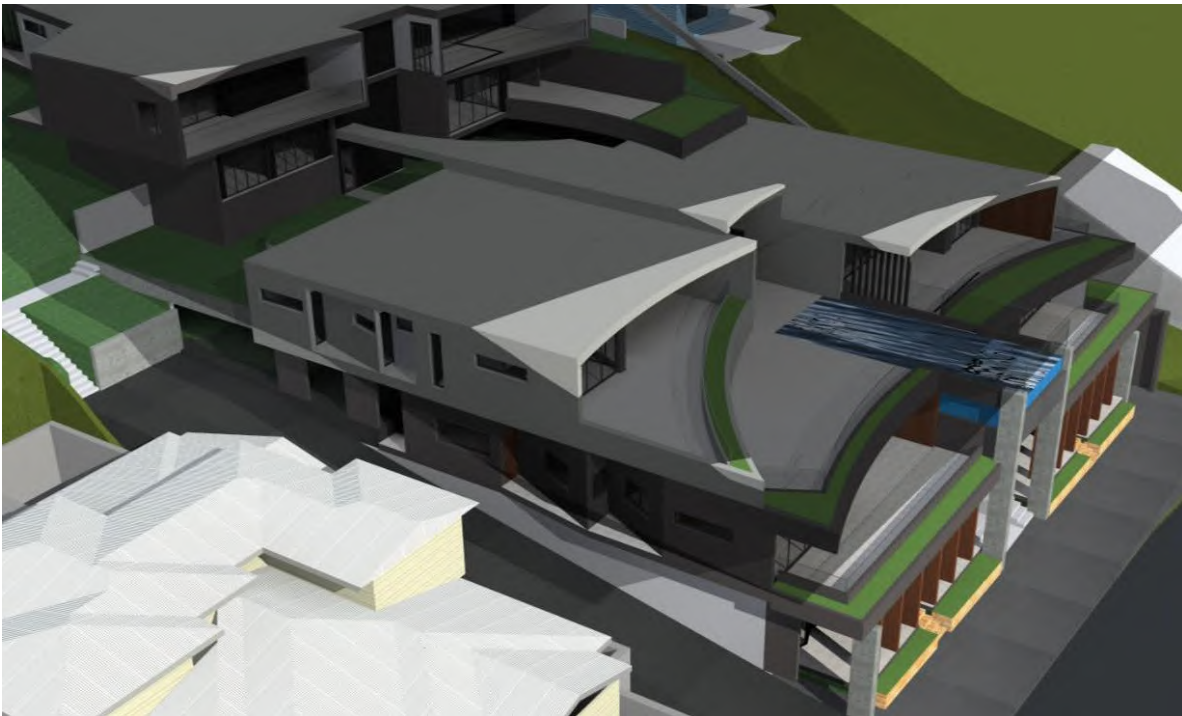
- a to establish maximum height limits for buildings*

The maximum height limit for buildings has been identified for this property.

*b to permit building heights that encourage high quality urban form*

In this instance, it is considered that the 1.028m of building height proposed over the 8.5m height limit does not detract from the attainment of providing quality urban form in accordance with the character of the zone (refer figure 16). The design incorporates various design elements, which activate the design as viewed from the public domain. Further, the application offers a design, with the building 'stepping back' in order to align as closely as possible with the slope of the site, whilst maintaining architectural interest and an appropriate frontage to the street. The areas of non-compliance with maximum height standards are relatively small portions of the roof and terrace structures, extending to a maximum of 1.028m above the required 8.5m height limit (See Figure 13). The building itself does not project into the skyline when viewed from the north (public open foreshore space) and will be framed by existing trees/vegetation higher on the ridgeline at the rear of the property. It is further noted the overall height of the building is less than many of the existing dwellings fronting Araluen Drive further to the west of the subject site.

Figure 13 shows the small elements of the proposed building form that would extend beyond the height controls.

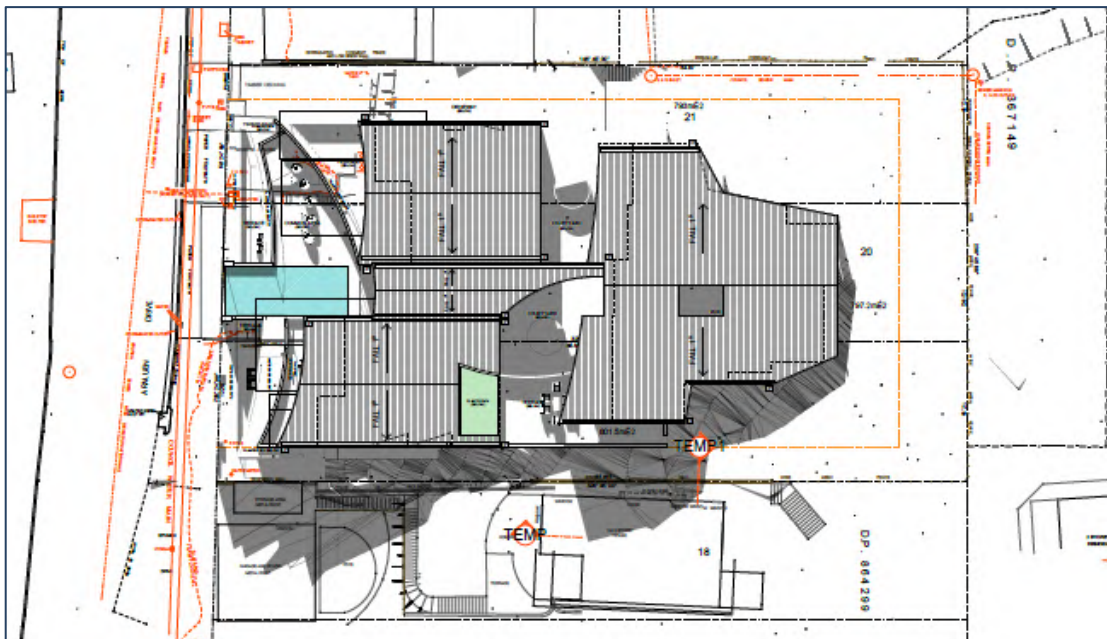


**Figure 13** – Height plane render showing actual extent of height non-compliance proposed (note that the portions of the building shown in a darker shade comply with the height requirements. The portions shown in lighter shades extend above the maximum permitted height).



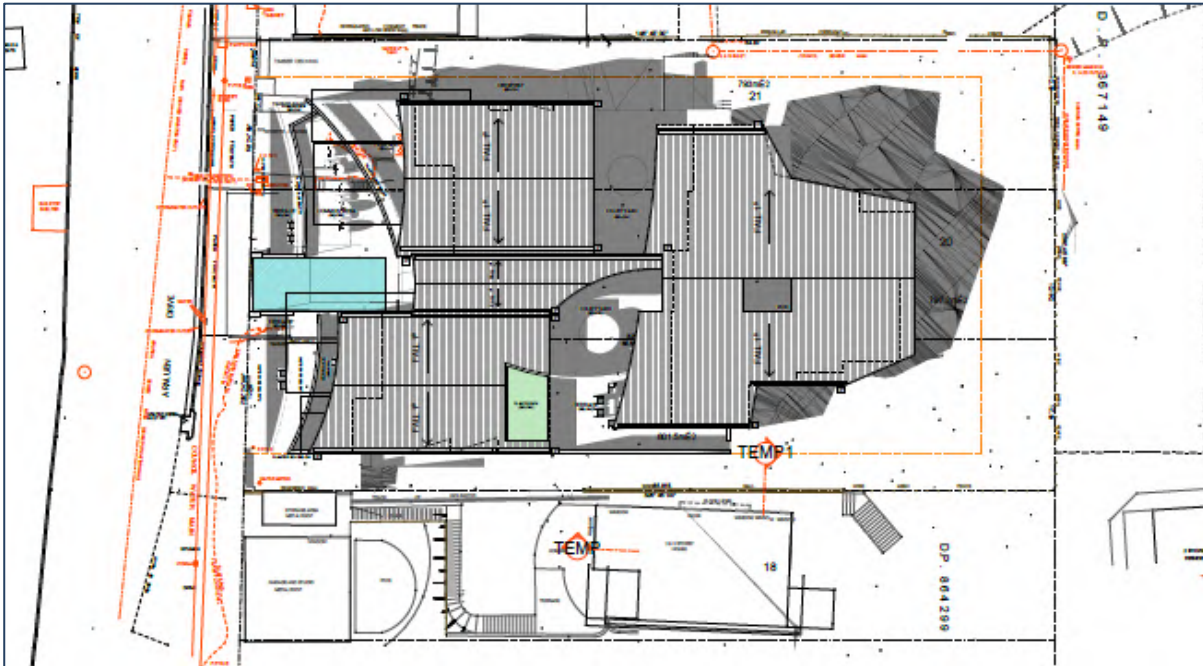
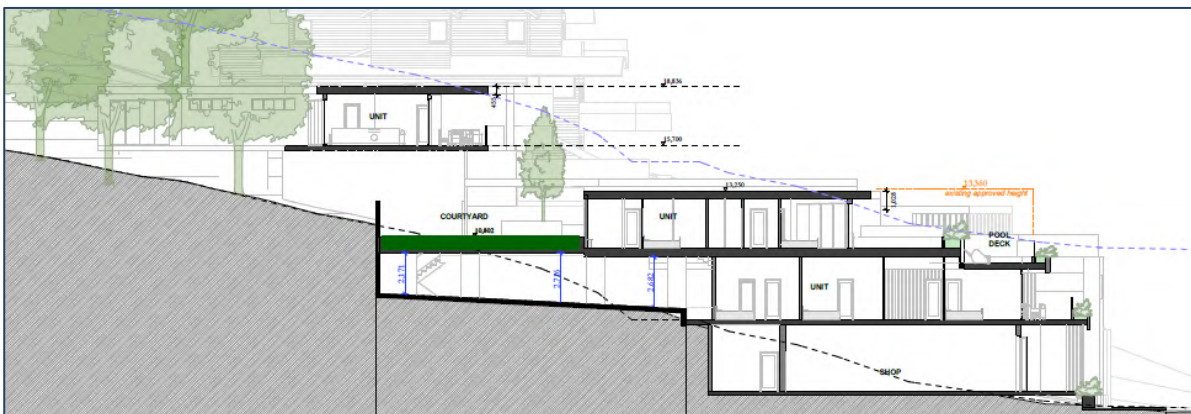
- c to ensure that buildings and public areas continue to receive satisfactory exposure to sky and sunlight

Shadow diagrams for 21 June (midwinter) have been submitted which illustrate the overshadowing generated by the proposal. As indicated in figure 14 through 17, the solar impacts from the development as a whole, inclusive of the elements breaching the height limit are negligible and would not present a greater impact than that of a complying development. It is also noted that the entire upper floor of the residential dwelling located on the adjoining land at 64 Araluen Drive is located at a higher floor level than the roof of the upper most floor of the proposed development, indicated best in figure 14.



**Figure 14 – Solar diagram – 9am (all elements of the proposed building that is casting shadow upon the dwelling to the west are compliant with the height controls).**



**Figure 15 – Western elevation showing compliance with the height plane (dashed black)****Figure 16 – Solar diagram – 3pm (no shadow falls off site).****Figure 17 – Eastern section showing elements breaching the height plane (dashed blue)**

- d to nominate heights that will provide an appropriate transition in built form and land use intensity*

The desired height transition from higher buildings in the village centre, to lower buildings external to the village, will be maintained as a result of the proposed development.

- e to ensure that taller buildings are located appropriately in relation to view corridors and view impacts and in a manner that is complementary to the natural topography of the area*

## 2.3 DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)

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The subject site has not been identified as being located within a protected view corridor.

- f to protect public open space from excessive overshadowing and to allow views to identify natural topographical features*

The proposal does not cause overshadowing to public open space areas.

The cl.4.6 of GLEP 2014 variation request submitted by the applicant also provides assessment of the proposal against the relevant development standard and zone objectives, and Council is satisfied that the applicant has demonstrated consistency with these objectives.

In accordance with cl. 4.6(4)(b) of GLEP 2014 development consent must not be granted for development that contravenes a development standard unless the concurrence of the Secretary has been obtained.

Planning Circular PS 18-003, issued 21 February 2018, states that a delegate of Council may not assume the concurrence of the Secretary when considering exceptions to development standards under cl.4.6 of GLEP 2014 if the development contravenes a development standard by greater than 10%. In this instance, the proposed variations exceed 10%, and the concurrence of the secretary cannot be assumed. As such the variation is to be considered by Council as decisions made by Council are subject to greater public scrutiny than decisions made by council staff under delegation.

This assessment has been carried out having regard to the relevant principles identified in the following case law:

- *Wehbe v Pittwater Council [2007] NSWLEC 827*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 1009*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWLEC 90*
- *Four2Five Pty Ltd v Ashfield Council [2015] NSWCA 248*

The cl. 4.6 (Exceptions to Development Standards) of GLEP 2014 request submitted by the applicant appropriately addresses the relevant principles and exhibits consistency with the relevant objectives under GLEP 2014.

This assessment concludes that the cl. 4.6 (Exceptions to Development Standards) of GLEP 2014 variation provided having regard to cl. 4.3 is well founded and worthy of support.

### *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 5 Acid

## 2.3 **DA/55789/2018 - 58-62 Araluen Drive, Hardys Bay - Mixed Use Development Commercial Premises & Shop top housing (contd)**

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Sulfate Soils. It is unlikely that any disturbance of acid sulfate soils would result from the proposed works to the site.

### **s. 4.15(1)(a)(ii) of the EP& A Act: Draft Environmental Planning Instruments:**

*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 2019, the zoning of the subject site remains B1 Neighbourhood Centre, where *Shop top housing* remains a permissible use with the obtainment of development consent. Height of buildings and floor space ratio are to remain as per the current controls also.

### **Provisions of any Development Control Plan**

#### **Gosford Development Control Plan 2013**

An assessment of the proposed development against the relevant chapters of Gosford Development GDCP 2013 is provided in a Compliance Table under **Attachment 3**. The proposed works are consistent with the relevant chapters of GDCP 2013.

### **Section 4.15(1)(b) of the EP&A Act: Likely Impacts of the Development**

#### *a Built Environment*

The proposed built form is considered acceptable in the context of the site. The proposed works are consistent with the uses envisaged for the B1 Neighbourhood centre zone, and if approved the building would offer both a varied housing supply and additional commercial opportunities within the Hardys Bay neighbourhood centre.

#### *b Natural Environment*

The proposal is satisfactory in relation to impacts on the natural environment as identified throughout this report. No tree is to be removed to accommodate the proposed built form, and the existing vegetated ridgeline will remain visible post development.

#### *c Economic Impacts*

The proposed development will contribute to the supply of employment opportunities within the local area and introduce new households to the neighbourhood centre of Hardys Bay who will likely shop within the centre.

#### *d Social Impacts*

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It is not anticipated that any social impacts will arise from the approval of the proposed works, with improved commercial tenancies and additional residential units that will offer alternative housing choice in the local area.

### **Suitability of the Site for the Development:**

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

- 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 5 Acid Sulfate Soils. It is unlikely that any disturbance of acid sulfate soils would result from the proposed works to the site.
- Bushfire: The subject site is mapped as being bushfire affected. The development application was accompanied by a bushfire assessment report addressing the requirements of the *Rural Fires Act 1997* and the document *Planning for Bushfire Protection*, published in 2006 by the New South Wales Rural Fire Service.
- A Bushfire Assessment Report, prepared by Clarke Dowdle & Associates, dated September 2018, accompanies the development application. The NSW Rural Fire Service have reviewed the proposal and have provided their general terms of approval. In order to ensure compliance with the recommendations contained within this report, **Conditions 2.17, 5.6 and 6.6** are recommended for imposition.

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

### **The Public Interest:**

The proposed shop top housing development is an appropriate use for the B1 Neighbourhood Centre zoned site. The development would introduce a diversified housing choice to the area, and offer updated commercial tenancies that would enable local businesses to establish within the neighbourhood centre. The additional car parking spaces proposed would improve the existing parking situation as currently no parking is provided for any of the commercial premises that exist on site. The proposed development offers a suitable transition from the neighbourhood centre/commercial spaces to the east and the residential developments to the west. 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.

### **Other Matters for Consideration**

#### ***Development Contribution Plan***

The site is not subject to the provisions of any Section 7.11 development contribution plan. Therefore, no contributions are applicable.

#### ***Water and Sewer Contributions***

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.

### **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 polices and, on balance, the proposed development is considered reasonable and therefore it is recommended that Council grant approval to DA55789/2018, subject to the draft conditions included in Attachments.

### **Attachments**

<b>1</b>	Architectural Plans - DA 55789/2018 - Araluen Drive, Hardys Bay	Provided under separate cover	D13672500
<b>2</b>	Draft Conditions of Approval - DA 55789/22018		D13672469
<b>3</b>	ADG compliance table - DA 55789/2018 - D13636609		D13636609
<b>4</b>	GDCP 2013 Compliance Table - DA 55789/2018 - D13636619		D13636619

## ATTACHMENT 1 – 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 drawn by Architecture, and to which is affixed a Council stamp "Development Consent" unless modified by any following condition.

##### Architectural Plan

Drawing	Description	Sheets	Issue	Date
DA5	Site Analysis & Waste Management Plan	1	-	10.12.2018
DA6	Site Plan	1	-	10.12.2018
DA7	Ground Floor Plan	1	DA - RFI1	10.12.2018
DA8	First Floor Plan	1	DA - RFI1	10.12.2018
DA9	Second Floor Plan	1	DA - RFI1	10.12.2018
DA10	Third Floor Plan	1	DA - RFI1	10.12.2018
DA11	Roof Plan	1	DA - RFI1	10.12.2018
DA12	Elevation North	1	DA - RFI1	10.12.2018
DA13	Elevation South	1	DA - RFI1	10.12.2018
DA14	Elevation East	1	DA - RFI1	10.12.2018
DA15	Elevation West	1	DA - RFI1	10.12.2018
DA28	Landscape Plan Ground First Floors	1	-	10.12.2018
DA7	Landscape Plan Second Floor	1	-	10.12.2018
DA6	Landscape Rear Planting Plan	1	-	10.12.2018

##### Supporting Documentation

ECM No.	Title	Date
26847046	Vegetation Management Plan	April 2019
26455967	Statement of Environmental Effects	December 2018

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26847047	Aboriginal Due Diligence Report	April 2019
26847045	Waste Management Plan	April 2019
26455948	Bushfire Assessment Report	September 2018
26455968	Stormwater Plan	September 2018
26455953	NatHERS Summary	12 December 2018
26455947	BASIX report	12 December 2018
26455952	Geotechnical Report	5 December 2018
26455946	Arboriculture Impact Assessment	8 November 2018

## 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:
- Site investigation for the preparation of the construction; and / or
  - Implementation of environmental protection measures, such as erosion control and the like that are required by this consent; and
  - Demolition.
- 2.3 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](http://www.centralcoast.nsw.gov.au) . Early application is recommended.
- A section 307 Certificate must be obtained prior to the issue of any Construction Certificate.
- 2.4 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.
- 2.5 Submit an application to Council under section 138 of the Roads Act 1993 for the approval of required works to be carried out within the road reserve.

Submit to Council Engineering plans for the required works within a public road that have been 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. The Engineering plans must be included with the Roads Act application for approval by Council.

Design the required works as follows:



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- a. Half width road including kerb and guttering, subsoil drainage, footpath formation, drainage and a minimum 6m wide road pavement across the frontage of the site in Araluen Drive, where kerb and gutter does not presently exist.
- b. Footway formation graded at 2% from the top of kerb to the property boundary, across the full frontage of the site in Araluen Drive.
- c. Full width footway paving of the footway across the full frontage of the site in Araluen Drive.
- d. Heavy-duty vehicle crossing that has a width of 6.1m and constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom.
- e. All redundant vehicle laybacks must be removed and replaced with new kerb and gutter.
- f. All redundant vehicular crossings are to be removed and footway formation reinstated.
- g. The piping of stormwater from within the site to Council's drainage system located in Araluen Drive.
- h. Erosion and sedimentation control plan

The Roads Act application must be approved by Council prior to commencing works in the road reserve.

A fee for the approval of engineering plans under the *Roads Act 1993* applies. The amount of this fee can be obtained by contacting Council's Customer Service Centre on (02) 4325 8222.

- 2.6 Submit a dilapidation report to Council with the Roads Act application and / or Construction Certificate application. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development. The dilapidation report may be updated with the approval of the Principal Certifying Authority prior to the commencement of works.
- 2.7 Submit design details of the following engineering works within private property:
  - a. driveways / ramps and car parking areas must be designed according to the requirements of Australian Standard AS 2890: *Parking Facilities* for the geometric designs, and industry Standards for pavement designs
  - b. nutrient/pollution control measures must be designed in accordance with Chapter 6.7 - *Water Cycle Management* of the Gosford Development Control Plan 2013. A nutrient / pollution control report including an operation and maintenance plan must accompany the design.
  - c. on-site stormwater retention measures must be designed 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.
  - d. piping of all stormwater from impervious areas within the site via nutrient/pollution control measures to Council's drainage system located in Araluen Drive.
  - e. The minimum floor level of all habitable rooms in the development must be Reduced Level (RL) 2.42m Australian Height Datum (AHD).

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- f. All building materials used or located below Reduced Level (RL) 2.42m Australian Height Datum (AHD) must be of a type that is able to withstand the effects of immersion.

These design details and any associated reports must be included in the Construction Certificate.

- 2.8 Submit a pavement investigation and report prepared by a practising Geotechnical Engineer for the road works. This report must be submitted with the Construction Certificate application or application for work under the Roads Act 1993.

The pavement depths must be determined in accordance with Council's specifications and the following traffic loadings:

Name of Street	Traffic Loading (ESAs)
Araluen Drive	3,000,000

- 2.9 Pay a security deposit of \$20,000 into council's trust fund. The payment of the security deposit is required to cover the cost of repairing damage to council's assets that may be caused as a result of the development. The security deposit will be refunded upon the completion of the project if no damage was caused to council's assets as a result of 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:
- 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.
  - 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](http://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:
- The name, address and telephone number of the Principal Certifying Authority for the work; and
  - The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
  - That unauthorised entry to the work site is prohibited.
  - Remove the sign when the work has been completed.

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- 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](http://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. Obtain a Construction Certificate for the construction works within the private property.
- 3.6. Submit to the Principal Certifying Authority a Traffic and Pedestrian Management Plan prepared by a suitably qualified professional.

The Plan must be prepared in consultation with Council, and where required, the approval of Council's Traffic Committee obtained.

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

- ingress and egress of vehicles to the Subject Site
- loading and unloading, including construction zones
- predicted traffic volumes, types and routes
- pedestrian and traffic management methods, and
- other relevant matters

The Applicant must submit a copy of the final Plan to Council, prior to the commencement of work.

- 3.7. Submit a dilapidation report to Council, the Accredited Certifier and relevant adjoining property owners. The report is to be prepared by a suitably qualified person detailing the structural characteristics of all buildings located on properties immediately adjoining the site boundaries and any council asset in the vicinity of the development. The report must document and provide photographs that clearly depict any existing damage to the improvements erected upon allotments immediately adjoining the development site and to the road, kerb, footpath, driveways, water supply and sewer infrastructure, street trees and street signs or any other Council asset in the vicinity of the development.

In the event that access to an adjoining property(s) for the purpose of undertaking the dilapidation report is denied, submit evidence in writing demonstrating that all steps were taken to obtain access to the adjoining property(s).

- 3.8. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.

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- 3.9 Provide certification to the Principal Certifying Authority that the structural engineer's details have been prepared in accordance with the recommendations of the geotechnical report(s) listed as supporting documentation in this development consent.
- 3.10 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: 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.

- 3.11 Tree Protection is to be as per the recommendations of the Arboricultural Impact Assessment by Advanced Tree Consulting 8/11/18.
- 3.12 Install a temporary fence, with a height no less than 1.8 metres around the retained vegetation.

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

#### 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:
- All excavation or disturbance of the area must stop immediately in that area, and
  - 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 Maintain the temporary fence around the conservation area. The fence must be maintained for the duration of construction works.
- 4.5 Implement vegetation management activities in accordance with the Vegetation Management Plan, titled "Vegetation Management Plan Lots 19-21 DP8830 (Conacher Consulting)", dated April 2019 or prepared under Condition number of this consent.
- 4.6 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 M. Leavy Consulting dated 29 April 2019.
- 4.7 It is an offence under the *National Parks and Wildlife Act 1974* to disturb an Aboriginal artefact without a Permit. If during works suspected Aboriginal heritage items (stone tool artefacts, shell middens, axe grinding groves, pigment or engraved rock art, burials or scar trees) are identified, works will cease and OEH (131555) will be contacted.
- 4.8 It is an offence under the *Biodiversity Conservation Act 2016* to harm protected native wildlife. If during works fauna is displaced, it must not be harmed. If required, works will cease and fauna will be transferred to the nearest veterinary hospital and Councils Ecologist will be notified within 24hrs.
- 4.9 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*.
- 4.10 All excavated material removed from the site must be classified in accordance with NSW EPA (1999) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid 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 on site.
- 4.11 Implement dust suppression measures on-site during works 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*.
- 4.12 Immediately notify Council of any new information which comes to light during works which has the potential to alter previous conclusions about site contamination.
- 4.13 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.

**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 works within the road reserve in accordance with the approval under the *Roads Act 1993*. The works must be completed in accordance with Council's *Civil Design Guide, Construction Specifications and Standard Drawings* and Chapter 6.3 - *Erosion Sedimentation Control* of the Gosford Development Control Plan 2013. Documentary evidence for the acceptance of such works must be obtained from the Roads Authority.
- 5.3 Rectify to the satisfaction of the Council any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the developer's expense.
- 5.4 Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.
- 5.5 Amend the Deposited Plan (DP) 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
    - a. create a Restriction as to use of land over all lots containing 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 facilityAnd,
  - 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. Contact Council for wording of the covenant(s)
    - a. to ensure on any lot containing 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 owners cost
      - (iv) Council is indemnified against all claims of compensation caused by the facility

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

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- 5.6 Construct the works within the road reserve that required approval under the Roads Act. The works must be constructed in accordance with *Council's Civil Works Specification* and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control*.
- 5.7 Implement all fire management planning measures as identified in the Bushfire Assessment Report, prepared by Clarke Dowdle & Associates, dated September 2018.
- 5.8 Provide certification from a geotechnical engineer to the Principal Certifying Authority that all works have been carried out in accordance with the recommendations contained within the geotechnical report(s) listed as supporting documentation in this development consent.

## 6.. ONGOING OPERATION

- 6.1 Store all waste generated on the premises in a manner so that it does not pollute the environment.
- 6.2 Transport all waste generated on the premises to a facility which is licensed to receive that material.
- 6.3 No obstructions to the wheel out of the waste bins are permitted including grills, speed humps, barrier kerbs, etc.
- 6.4 Comply with all commitments as detailed in the Waste Management Plan signed by M. Leavy Consulting, dated 29 April 2019.
- 6.5 Locate the approved waste storage enclosure / area as indicated on Drawing Number DA 7, submitted 30 April 2019 prepared by Architecture.
- 6.6 Do not place or store waste material, waste product or waste packaging outside the approved waste storage enclosure.
- 6.7 Place the mobile garbage/recycling/green waste containers at a suitable location at the kerbside no earlier than the evening prior to the collection day and return to the approved residential waste storage enclosure as soon as possible after service, no later than the evening on collection day. The residents, caretaker, owner, Owners Corporation are responsible for the placement and return of the mobile waste containers.
- 6.8 Commercial waste bins to be serviced by a private Commercial waste contractor with a side lift waste collection vehicle at the kerbside at such times that do not conflict with residential waste servicing.
- 6.9 Commercial waste to be serviced at a frequency to ensure adequate waste storage is available at all times.

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- 6.10 Commercial food waste to be serviced at maximum 3 day intervals to minimise amenity issues.
- 6.11 Commercial mixed and recyclables waste MGB's to be wheeled out on arrival of the private commercial waste contractor for servicing and returned to the commercial waste storage enclosure immediately after servicing.
- 6.12 Implement the Vegetation Management Plan titled "Vegetation Management Plan Lots 19-21 DP8830 (Conacher Consulting)", dated April 2019 and submit progress reports to Council at intervals after initial works have been commenced, 1 year, 2 years and 5 years.
- Restoration areas are to be maintained for a minimum of five (5) years. Reports are to be prepared by the Ecologist or bush regenerator and submitted to Council detailing the progress of the bush regeneration works by 30th June each year and any recommended additional actions, with a final report certifying completion of the Vegetation Management Plan at the end of the five year period or a greater period of time if the benchmarks contained within the Vegetation Management Plan have not been reached at year 5. All activities must be implemented in accordance with Vegetation Management Plan Vegetation Management Plan Lots 19-21 DP8830 (Conacher Consulting)', dated April 2019. If the performance benchmarks are not reached by year 5, additional bush regeneration activities that reach the identified benchmarks are to be negotiated with Council.
- 6.13 Maintain the nutrient / pollution control facilities in accordance with the operation and maintenance plan.

## 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.



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**ADVISORY NOTES**

- The inspection fee for works associated with approvals under the *Roads Act 1977* 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.
- It is an offence under the *National Parks and Wildlife Act 1974* to disturb an Aboriginal artefact without a Permit.
- 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](http://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

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(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](http://www.centralcoast.nsw.gov.au)

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

## Attachment 3

ADG Compliance Table

<b>Design Criteria</b>	<b>Required</b>	<b>Proposed</b>	<b>Compliance</b>
<b>3A Site analysis</b>	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	<p>The design is in keeping with the GDCP 2013 providing a building that responds to the natural slope of the land and that maintains the natural elements of the site where appropriate.</p> <p>The design limits the excavation required on site and maintains a building scale that is not out of place when considered against the surrounding development.</p>	Yes
<b>3B Orientation</b>	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development.</p> <p>Overshadowing of neighbouring properties is minimised during mid winter.</p>	<p>The proposed building directly opens to Araluen Drive and helps define the street. The design opens to the predominant view across to the bay.</p> <p>Due to the sloping nature of the site there would be no overshadowing to the adjoining southern dwellings, atop the ridge. Similarly, the design has been oriented to ensure there is no impact on the adjoining properties and landscaped street verges in terms of solar access.</p>	Yes
<b>3C Public domain interface</b>	<p>Transition between private and public domain is achieved without compromising safety and security</p> <p>Amenity of the public domain is retained and enhanced.</p>	<p>The entrance to the residence is clearly identified while subtle enough as not to be confused with entrances to adjoining premises.</p> <p>The existing grade of the street verge is maintained and the proposed colonnade maintains visual connection the public domain without compromising the social amenity of the site. Passive surveillance is maintained from multiple vantage points within the development, from the colonnade and commercial premises on the ground floor to the private and communal balconies on the first and second floor.</p>	Yes
<b>3D-1 Communal Open Space</b>	Minimum communal open space area 25% of the site area (597m <sup>2</sup> )	<p>The site is zoned B1 – Neighbourhood Centre, and is classified as a business zone. As such the building has been designed to incorporate:</p> <ul style="list-style-type: none"> <li>generous private balconies for each apartment;</li> <li>a large (87m<sup>2</sup>) communal space with pool;</li> </ul>	Yes

Design Criteria	Required	Proposed	Compliance
		<ul style="list-style-type: none"> <li>a combined courtyard mid development with landscaping elements to offer multiple uses (152m<sup>2</sup>); and</li> <li>A vegetation management plan that maintains over 800m<sup>2</sup> of deep soil planting and native vegetation to the southern, higher portion of the site.</li> </ul>	
	50% direct sunlight to principal usable part for min 2 hrs between 9am and 3pm mid-winter	<p>The principal usable part of the communal open space on the second floor receives well in excess of 2 hours of solar access to the entire area.</p> <p>The rear, deep soil open space would receive direct solar access in excess of 2 hours also.</p>	Yes
<b>3E-1 Deep Soil Zone</b>	Minimum 7% of the site, with minimum dimension 6m for a site greater than 1,500m <sup>2</sup>	Over 800m <sup>2</sup> of deep soil area with existing significant tree cover is to be maintained as part of the proposed development.	Yes
<b>3F-1 Visual Privacy</b>	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are (building height):</p> <ul style="list-style-type: none"> <li>up to 12m (4 storeys) = 6m habitable (3m non-habitable)</li> </ul>	<p><u>Eastern - side boundary</u></p> <ul style="list-style-type: none"> <li>GF – N/A</li> <li>L1 – 5m to a terrace - (does not comply) 1m variation or 17%</li> <li>L2 – 5m to a terrace, (does not comply) 1m variation or 17%</li> </ul> <p>Notwithstanding the variation noted above, the proposal is considered to meet the objectives of design of the development provides reasonable amenity for adjoining development and the proposed dwellings;</p> <ul style="list-style-type: none"> <li>In terms of solar access, the orientation of the site allows adequate solar access to be achieved to adjoining sites.</li> <li>In terms of privacy, no material impact would be present as the rooms closer than 6m to the boundary are bedrooms and look generally to blank walls and terrace areas.</li> </ul> <p><u>Southern - rear boundary (adjacent to No. 6 Farnell Road):</u></p> <ul style="list-style-type: none"> <li>Only L3 applicable – 11m (complies)</li> </ul> <p><u>Western - side boundary</u></p> <ul style="list-style-type: none"> <li>GF – N/A</li> </ul>	<b>No</b> , however no objection is made in this instance, as discussed.

Design Criteria	Required	Proposed	Compliance
		<ul style="list-style-type: none"> <li>• L1 – 3m to boundary – 5m to window assumed habitable - (does not comply) 3m variation or 50%</li> <li>• L2 – 3m to boundary – 5m to pool area, (does not comply) 3m variation or 50%</li> <li>• L3 – 3m from terrace edge to boundary (does not comply) 3m variation or 50%</li> <li>• L4 – 8m to boundary - Complies</li> </ul> <p>Notwithstanding the variation noted above, the proposal is considered to meet the objectives of design of the development provides reasonable amenity for adjoining development and the proposed dwellings;</p> <ul style="list-style-type: none"> <li>• In terms of solar access, the orientation of the site allows adequate solar access to be achieved to adjoining sites.</li> <li>• In terms of privacy, no material impact would be present. A bedroom looks over the adjoining property pool area, however given the low use nature of bedrooms and the landscape treatment planned for the setback this is considered an acceptable outcome for the site.</li> </ul> <p><u>Internal Separation:</u></p> <ul style="list-style-type: none"> <li>• All internal separation distances between Buildings comply (habitable/ non-habitable/ blank wall scenarios).</li> </ul>	
<b>3J-1 Car Parking</b>	Minimum parking provided in accordance with the Gosford DCP 2013	GDCP 2013 is the applicable planning control for car parking under the ADG. The basement parking complies with the requirements of the GDCP 2013.	Yes
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	No bicycle parking has been provided, however given the small number of units proposed as part of this development and the topographical constraints of the area, this is considered acceptable in this instance.	<b>No</b> , however no objection is made in this instance, as discussed.
	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without	Garbage storage rooms have been provided behind and to the side of the commercial premises. Servicing is provided by on-street kerbside collection. The path of travel from the basement storage to the collection point does not require access to or manoeuvring through the carpark.	N/A No garbage facilities or storage are to be located in the car park.

Design Criteria	Required	Proposed	Compliance
	crossing car parking spaces		
<b>4A-1 Solar and Daylight Access</b>	Living rooms and private open space of at least 70% of apartments receive a minimum of 3hr sun between 9am and 3pm mid-winter	All proposed units receive more than the minimum 3 hours of direct sunlight throughout the year, including at mid-winter.	Yes
	Maximum of 15% of apartments receive no direct sun between 9am and 3pm mid-winter	N/A, as detailed above.	N/A
<b>4B-3 Natural Ventilation</b>	Min 60% of apartments cross ventilated	All 7 units are naturally cross ventilated.	Yes
<b>4C-1 Ceiling Heights</b>	Minimum 2.7m	Complies.	Yes
<b>4D-1 Apartment Size</b>	1 bedroom: 50m <sup>2</sup> 2 bedroom: 75m <sup>2</sup> (5m <sup>2</sup> per additional bathroom) 3 bedroom – 90m <sup>2</sup> (5m <sup>2</sup> per additional bathroom)	All apartment sizes are in excess of the requirements. Complies.	Yes
	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	All habitable rooms have a window within the external wall that have a larger area than 10%.	Yes
<b>4D-2 Room depths</b>	Habitable room depths a maximum of 2.5 x the ceiling height. And a maximum 8m depth for open plan layouts.	Units 1, 2, 3, and 4 have open plan layouts with 10m room depths, with the remainder of the proposed units meeting the requirements and being less than 8m in depth.  The four units exceeding the maximum room depth all are at least 6.5m wide and have wall to wall northern glazing, resulting in rooms that achieve the amenity desired by this	<b>No</b> , however no objection is made in this instance, as discussed.

Design Criteria	Required	Proposed	Compliance
		control. The room depths are considered acceptable in this instance.	
<b>4D – 3 Layout</b>	Bedroom and living room sizes – 9 & 10m <sup>2</sup> bedrooms with min 3m width, 3.6m-4m width living rooms	Complies.	Yes
<b>4E-1 Balconies</b>	1 bedroom: 8m <sup>2</sup> , min 2m depth 2 bedroom: 10m <sup>2</sup> , min 2m depth 3 bedroom: 12m <sup>2</sup> , min 2.4m depth	All primary balconies comply with this requirement.	Yes
	Podium/ground level private open space minimum 15m <sup>2</sup> , minimum depth 3m	All units proposed provide a 31m <sup>2</sup> terrace with a minimum depth in excess of 3m at minimum.	Yes
<b>4F-1 Common Circulation</b>	Maximum of 8 apartments off a circulation core (although design guidance allows up to 12 apartments)	Complies.	Yes
<b>4G-1 Storage</b>	1 bedroom: 6m <sup>3</sup> 2 bedroom: 8m <sup>3</sup> 3 bedroom: 10m <sup>3</sup>	Storage is not indicated however all units provide ample internal area to accommodate adequate storage.	Yes
	Note: Minimum 50% within unit		
<b>4H Acoustic Privacy</b>	Noise transfer is limited through the siting of the buildings and building layout	It is considered the apartments have been orientated so as to minimise noise from living areas and outdoor terraces.  Apartments face out from building facades as much as possible and utilise both faces of the corners to minimise noise from living and adjoining outdoor balconies.	Yes
<b>4J Noise and Pollution</b>	The impact of external noise transfer and pollution are minimised through the siting and layout of the building.	The design of the units is such that the closest any habitable room is to the front boundary, the main source of ambient noise, is at least 8m, and on a podium level with edge planting.  The development is considered to be designed in a manner that minimises external noise impacts.	Yes
<b>4K Apartment Mix</b>	A range of apartment types are provided to cater for different household types, and	Complies.  Apartment Types: 3 bedroom units single level.	Yes

Design Criteria	Required	Proposed	Compliance
	distributed throughout the building.	4 bedroom units single level	
<b>4L Ground Floor Apartments</b>	Maximise street frontage activation and amenity.	No ground level units are proposed.	N/A
<b>4M Facades</b>	Provide visual interest whilst respecting the character of the area.	Complies	Yes
<b>4N Roof Design</b>	Roof features are incorporated in the roof design, response to the street and provide sustainability features.	The roof treatment is set back from the building street edge to reduce bulk and scale and offers multiple design elements to articulate the development.  Elements proposed offer appropriate summer shading to units whilst allowing maximum winter sunlight.	Yes
<b>4O Landscape Design</b>	Landscape design is viable, sustainable, contributes to the streetscape and amenity.	Landscaping is provided on the northern balconies, and southern, eastern and western boundaries.	Yes
<b>4P Planting on Structures</b>	Appropriate soil depths are provided.	On-site planting complies.	Yes
<b>4W Waste</b>	Waste storage facilities are provided to minimise impacts on the streetscape, building entry an amenity of residents.	The waste storage areas on the site are behind and beside the commercial ground floor tenancies and are not visible from the streetscape.	Yes
<b>4U Energy efficiency</b>	Development incorporates passive environmental design.  Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.  Adequate natural ventilation minimises the need for mechanical ventilation.	The design incorporates all BASIX energy efficiency requirements.  Building and unit design and orientation are aligned to maximise heat storage in winter and cater for minimising heat exposure in summer.  Maximising opportunities for cross flow ventilation is incorporated within the design. And operable ventilated skylights have been provided.	Yes  Yes  Yes



Design Criteria	Required	Proposed	Compliance
<b>4V Water management and conservation</b>	<p>Potable water use is minimised.</p> <p>Urban stormwater is treated on site before being discharged to receiving waters.</p> <p>Flood management systems are integrated into site design.</p>	<p>Appropriate water efficiency and energy saving measures have been incorporated into the development.</p> <p>Appropriate filtration is applied to stormwater discharge.</p> <p>Onsite Sewer Detention (OSD) is incorporated into site design and integrated into street stormwater controls.</p>	Yes

## Attachment 4: Gosford Development Control Plan 2013 Compliance Table

Development Control	Required	Proposed	Compliance
<b>Chapter 2.1: Character</b>	Desired character	<p>The subject site is located in Hardys Bay Woodland Hillside, wherein the desired character of the area is quoted in part below:-</p> <p><i>“Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.</i></p> <p><i>Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. Where dwellings would be visible from their road frontage, display a traditional “street address” with verandahs or decks, and living rooms or front doors that are visible from that roadway.”</i></p> <p>It is not considered that the proposed development will compromise the scenic nor environmental qualities of the area.</p>	Yes.
<b>Chapter 2.2: Scenic Quality</b>		The subject site is contained within the <i>The Wagstaffe/Daleys Point Landscape Unit</i> , landscape unit. It is not considered that the proposal will compromise the scenically distinctive qualities of the area.	Yes
<b>Chapter 6.1: Acid Sulphate Soils</b>		The subject site is mapped to contain Class 5 Acid Sulphate Soil. It is not considered that the proposal will cause any disturbance to Acid Sulphate Soils.	Yes
<b>Chapter 6.3: Erosion Sedimentation Control</b>	Appropriate measures	Appropriate erosion and sediment control measures are to be undertaken in accordance with the <i>Environmental Advice Report</i> prepared by Conacher Consulting. Submitted in support of this application.	Yes
<b>Chapter 6.6: Preservation of Trees or Vegetation</b>		No trees or vegetation are proposed to be removed or impacted upon as a result of this application. It is not considered that the proposed development will contravene this chapter.	Yes

Development Control	Required	Proposed	Compliance
<b>Chapter 6.7: Water Cycle Management</b>		Appropriate erosion and sediment control measures are to be undertaken in accordance with the <i>Water Cycle Management Plan</i> prepared by Development Engineering Solutions P/L submitted in support of this application. It is considered that the implementation of these measures will adequately address this chapter.	Yes
<b>Chapter 7.2: Waste Management</b>	Waste Management Plan (WMP) to be provided.	A WMP was provided and reviewed. Appropriate conditions are recommended ensuring compliance.	Yes



**Item No:** 2.4  
**Title:** DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG  
**Department:** Environment and Planning

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8 October 2019 Ordinary Council Meeting

Trim Reference: DA/379/2019 - D13601943  
Author: Janice Wheeler, Senior Development Planner  
Manager: Andrew Roach, Unit Manager, Development Assessment  
Executive: Scott Cox, Director Environment and Planning

## Summary

An application has been received for *demolition of existing structures and construction of a commercial building, signage and carpark*. The application is required to be reported to Council for determination as the proposal seeks to exceed the maximum building height standard by greater than 10%. The application has been examined having regard to the matters for consideration detailed in section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

<b>Applicant</b>	Dulmison Ave Pty Ltd c/- ADW Johnson Pty Ltd
<b>Owner</b>	Dulmison Ave Pty Ltd
<b>Application No</b>	DA/379/2019
<b>Description of Land</b>	Lot 1 DP1090455
<b>Proposed Development</b>	Demolition of existing structures and construction of a commercial building, signage and carpark
<b>Site Area</b>	8.3ha
<b>Zoning</b>	B6 Enterprise Corridor, E2 Environmental Conservation, SP2 Infrastructure
<b>Existing Use</b>	Café/Light Industrial/Warehouse
<b>Employment Generation</b>	Yes
<b>Estimated Value</b>	\$11,360,000

## Recommendation

- 1** *That Council 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 the Council assume the concurrence of the Secretary of the Department of Planning and Environment in accordance with the written notification of assumed concurrence issued under clause 64 of the Environmental Planning and Assessment Regulation 2000.*

**Precis:**

<b>Proposed Development</b>	Demolition of existing structures and construction of a commercial building, signage and carpark
<b>Permissibility and Zoning</b>	The part of the site subject to this application is zoned B6 Enterprise Corridor under the <i>Wyang Local Environmental Plan 2013</i> . Commercial premises is a permissible use in the zone with consent under the provisions of <i>Wyang Local Environmental Plan 2013</i>
<b>Relevant Legislation</b>	<ul style="list-style-type: none"> <li>• <i>Environmental Planning and Assessment Act 1979</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007</i></li> <li>• <i>State Environmental Planning Policy No. 55 – Remediation of Land</i></li> <li>• <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i></li> <li>• <i>State Environmental Planning Policy (Coastal Management) 2018</i></li> <li>• <i>Wyang Local Environmental Plan 2013 (WLEP 2013)</i></li> <li>• <i>Draft Central Coast Local Environmental Plan 2018 (CCLEP 2018)</i></li> </ul>
<b>Current Use</b>	Food and drink premises/ Light industrial
<b>Integrated Development</b>	No
<b>Submissions</b>	None received

**Variations to Plans/Policies**

Clause	4.3 Height of Buildings
Standard	Maximum height of 12 metres
LEP/DCP	<i>Wyang Local Environmental Plan 2013</i>
Departure basis	16.1 metres (34.17%)

### The Site

The subject site is legally described as Lot 1 DP 1090455 and is commonly known as 4 Dulmison Avenue, Wyong.

The site is located on the northern side of the Pacific Highway, has a frontage of 189.055 metres to the Pacific Highway, a 20.2 metre frontage to Dulmison Avenue with a total area of approximately 8.3ha. Vehicle access to the site is from Dulmison Avenue.

A number of title restrictions apply to the site, registered against the Deposited Plan. Relevant to this application, Lot 1 is burdened by the following:

- a 3.05 metre wide easement for underground electricity supply;
- a 5.485 metre wide easement for water supply; and
- a 5.485 metre wide restriction under the Mains Road Act (road widening) along the Pacific Highway frontage.

The B6 zoned portion of the site supports buildings of varied light industrial, warehouse and self storage uses. The part of the site that is the subject of this application, situated at the southern end of the allotment adjacent to the Pacific Highway, supports an existing food and drink premises (café) and on-grade car parking, with the remainder being open grassed landscape with scattered trees. The Pacific Highway frontage of the site is fenced.



**Figure 1. Aerial photograph of the subject site (highlighted blue) and adjoining land.**



**Figure 2. Photograph of the subject site**

The rear (northern) portion of the site is identified as:

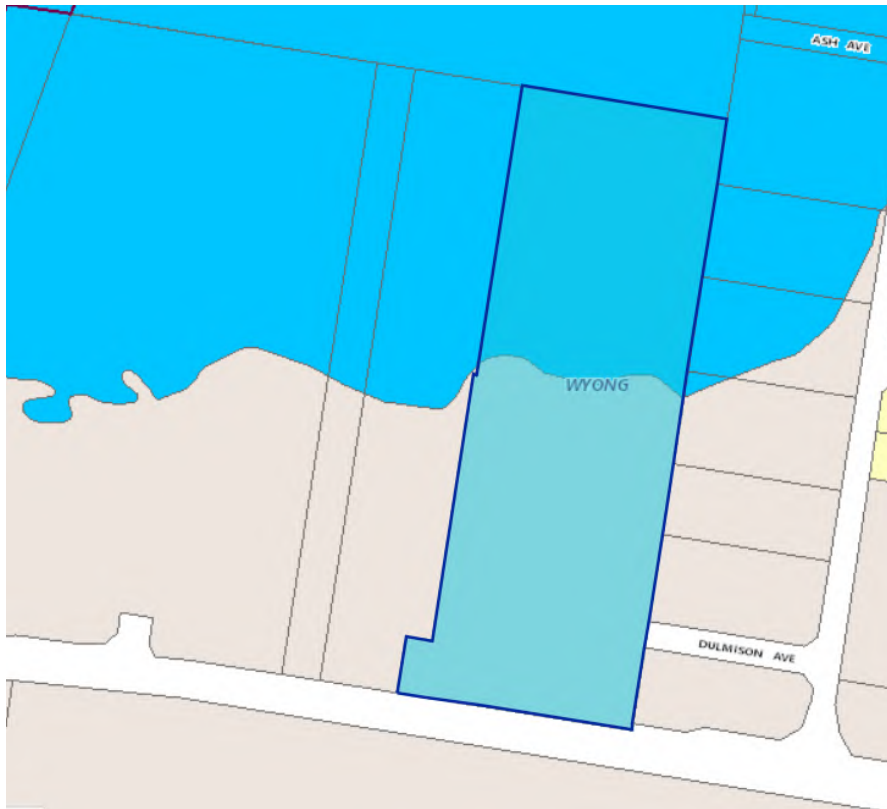
- being bushfire prone land. The mapping identifies the risk as vegetation category 1 and vegetation buffer.
- Flood affected, and
- is mapped coastal wetland under *State Environmental Planning Policy (Coastal Management) 2018*.

Appropriate map extracts are included on the following page/s.

Note that the application does not propose any works within this northern portion of the site.



**Figure 3. Bushfire prone land mapping**



**Figure 4. Flood prone land mapping**



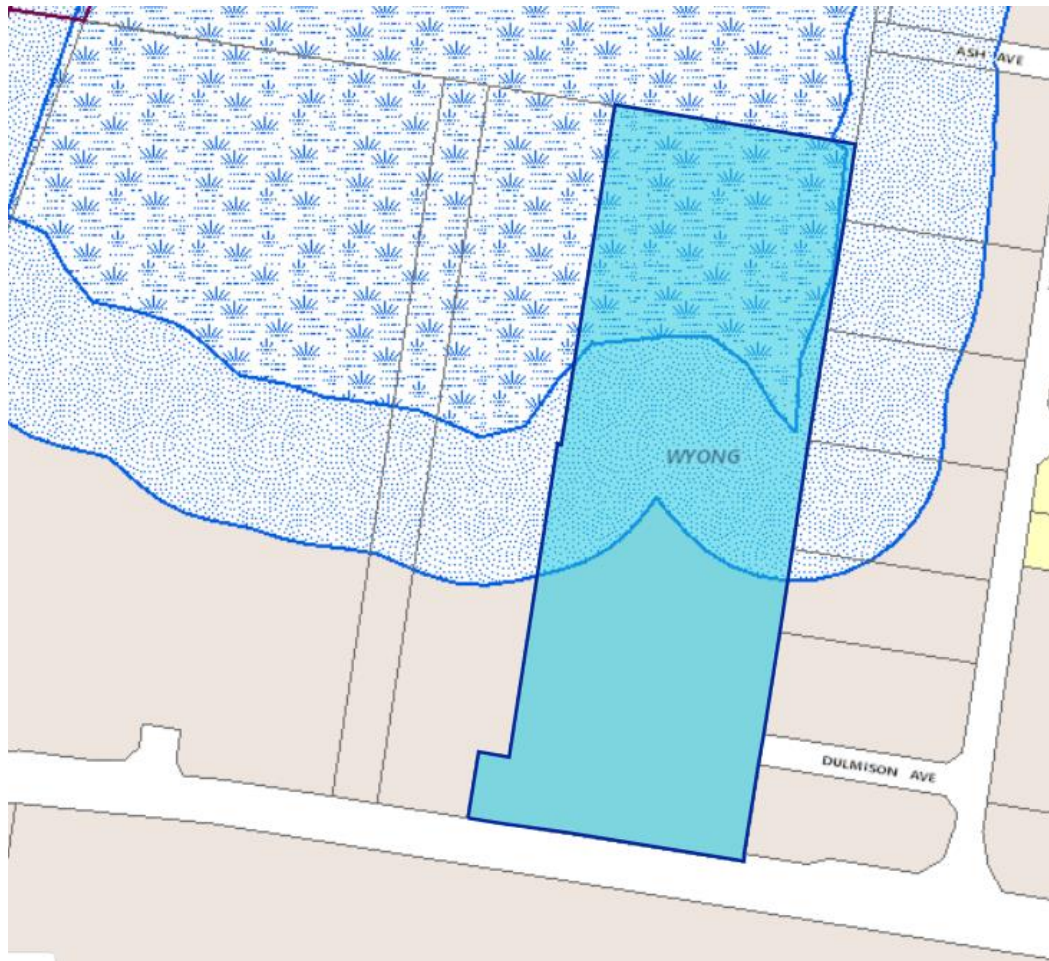


Figure 5. SEPP Coastal Management mapping

### Surrounding Development

Development in the locality is characterised generally by industrial land uses to the east and west, with associated commercial activities. To the north is wetland, and to the south (opposite Pacific Highway) is Wyong golf course.

The surrounding lands are subject to a range of different zonings, as demonstrated in Figure 6:

- Adjoining land to the east is zoned B6 Enterprise Corridor,
- Land to the west is zoned SP2 Infrastructure (Electricity Transmission and Distribution),
- The Pacific Highway exists to the immediate south with a zoning of SP2 – Infrastructure and beyond that the Wyong golf course zoned RE1 Public Recreation
- Land to the north is zone E2 Environmental Conservation.

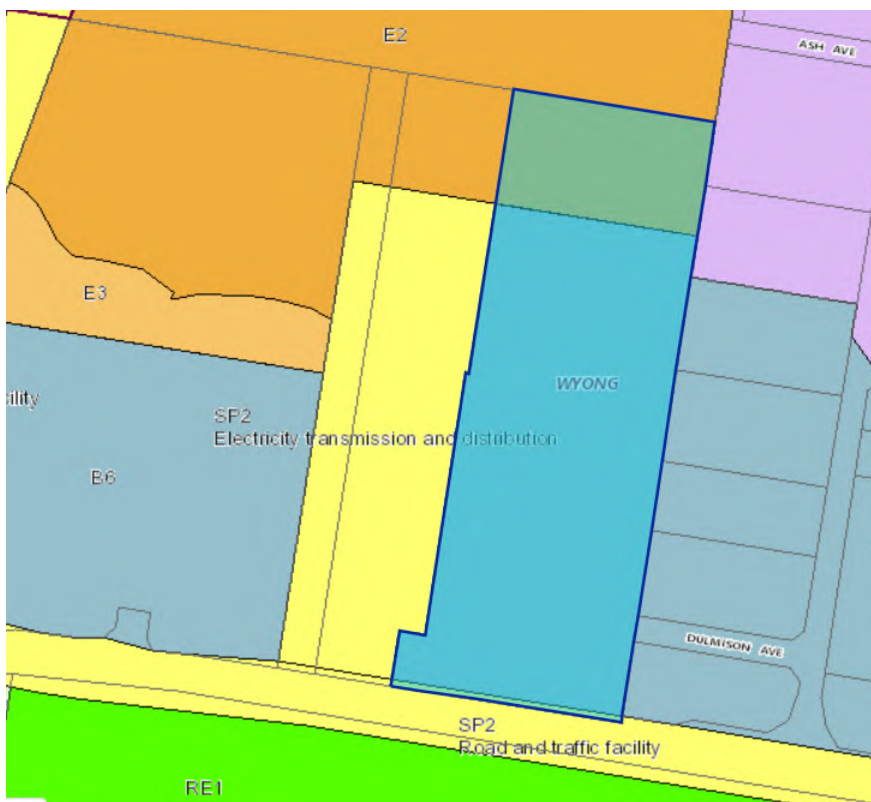


Figure 6. Zoning map

### The Proposed Development

Development application No. 379/2019 seeks approval for demolition of an existing café and car park and construction of a commercial building, car park and signage. The proposed development specifically involves:

- Demolition of existing bitumen and concrete car park and paved driveway, deck structures and single-storey café building and removal of 13 trees from within the property boundary, as identified within the survey plan provided with the application.

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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- The construction of a four storey commercial building (with a total floor space of 4911m<sup>2</sup>) comprising the following:
  - Ground floor - ING office and call centre (1,181m<sup>2</sup>), amenities, loading dock and outdoor garden/breakout area
  - Level 1 - ING office and call centre (1,256m<sup>2</sup>), amenities, foyer, café (with amenities 107m<sup>2</sup>), balcony, pedestrian bridge to northern carpark
  - Level 2 - ING office and call centre (1,228m<sup>2</sup>), amenities, balcony
  - Level 3 - Office (1,139m<sup>2</sup>), amenities, balcony

The commercial building is to be constructed of a mix of materials, predominantly aluminium cladding and glass.

The ING office and call centre is intended to operate 24 hours a day in three shifts and provide office accommodation for between 350 – 600 staff.

- Carparking is provided along the Pacific Highway frontage of the site and comprises 300 spaces dedicated to the commercial building with secure access restricted by a boom gate and card reader. An additional 49 spaces are proposed to be provided that are dedicated to other uses for the site. The carpark is to be one-way flow with a combined entry/exit point via Dulmison Avenue to the Pacific Highway via Lucca Road. No direct access is proposed from the Pacific Highway. Comments from Roads and Maritime services have been received in relation to traffic impacts on the highway (dealt with later in this report).



**Figure 7. Photo montage of proposed commercial premises**

## **History**

The site has been subject to a number of earlier development consents as outlined below:

- DA/2002/2004 was approved for the conversion of the existing cottage to a café including a timber deck extension and car parking on the site.
- DA/511/2009 was approved for the demolition of the existing building and construction of a new building. The consent included an industrial building of 4685m<sup>2</sup> and parking for 139 cars.
- DA/511/2009 was subsequently modified (A) for the relocation of the private access road, removal of parking spaces, new bin location and landscaping.
- DA/491/2011 was approved for the partial demolition and alterations to Building B. The approval included 2470m<sup>2</sup> of warehouse use and 838m<sup>2</sup> of ancillary office space and 36 car spaces.
- DA/506/2012 was approved for an indoor recreation facility consisting of a gymnasium and swimming pool.
- DA/31/2014 was approved for a change of use of a unit in Building B to a Place of Worship.
- DA/268/2016 was approved for a change use of a unit in Building B to a Coffee Roastery & Offices.
- DA/127/2019 currently being assessed for Stage 3 and Stage 4 self storage units.
- DA/354/2019 currently being assessed for 3 lot subdivision.

A pre-lodgement meeting (PL/345/2018) was undertaken in relation to the proposed development.

## **Submissions**

The application was publicly exhibited for a period of 21 days from 2 May 2019 to 23 May 2019. No submissions were received.

## **Submissions from Public Authorities**

The development application was referred to the following public authorities for comment:

- Roads and Maritime Services (RMS)

The proposal involves development of more than 200 parking spaces with resultant impact on a classified road and as such the development constitutes traffic generating development (Schedule 3) requiring referral to Roads and Maritime Services under Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007* for comment.

On 3 June 2019, RMS requested additional traffic modelling for the Lucca Road and Pacific Highway intersection. This was subsequently provided by the applicant and on 31 July, RMS provided comments with no objection to the proposal.

**2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG  
(contd)**

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The amended traffic report and the comments from RMS have been considered in the assessment of the application against the provisions of Clause 104 (3)(b) of *State Environmental Planning Policy (Infrastructure) 2007*.

- Ausgrid

The proposal is located immediately adjacent to an easement for electricity purposes and as such the application requires referral to Ausgrid under Clause 45(2) of *State Environmental Planning Policy (Infrastructure) 2007* for comment.

Ausgrid commented on the proposal and provided conditions of consent.

The comments of Ausgrid have been considered in the assessment of the application against the provisions of Clause 45(2) of *State Environmental Planning Policy (Infrastructure) 2007*, and relevant recommended conditions of consent have been applied.

**Internal Consultation**

The development application was referred to the following internal officers for comment:

- Contributions officer

The application has been assessed by Council's Contributions Officer and contributions apply on the basis of net developable area and daily vehicle trips. Appropriate draft conditions of consent have been listed.

- Development engineer

The application has been assessed by Council's Development Engineer who has raised no objection to the application subject to conditions of consent.

- Transportation engineer

The application was assessed by Council's Transportation Engineer who raised no objection to the application and made comments in relation to traffic flow, pedestrian accessibility to the proposed building and notes that RMS have reviewed the Lucca Rd/Pacific Highway intersection and raise no concerns with the proposal. Appropriate conditions of consent have been recommended.

### **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. The proposal does not result in any impacts to the mapped coastal wetland.

### **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 withstand these potential impacts. The proposed development is considered satisfactory in relation to climate change.

### **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, Council's policies and Section 10.7 Certificate details, 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.

### ***Section 4.15 (1)(a) of the EP&A Act: Provisions of any environmental planning and assessment instruments/Plans/Policies***

#### ***Wyong Local Environmental Plan 2013 (WLEP 2013)***

##### *Zoning and Permissibility*

The subject site is zoned B6 Enterprise Corridor, E2 Environmental Conservation and SP2 Infrastructure under the provisions of WLEP 2013. The proposed development is defined as *commercial premises*. Relevant definitions from the WLEP 2013 are provided below:

***commercial premises*** means any of the following:

- (a) *business premises,*
- (b) *office premises,*

(c) retail premises.

**business premises** means a building or place at or on which:

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

**office premises** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (l) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

The proposed *commercial premises* is a permissible form of development within the B6 Enterprise Corridor zoned part of the land within which it is proposed to be located.

*Food and drink premises* and *business identification signage* are permissible within the B6 Enterprise Corridor zone.

### *Clause 2.3 – Zone Objectives and Land Use Table*

Subclause 2.3(2) of the WLEP 2013 requires the consent authority to have regard to the objectives for development in a zone when determining a development application. The objectives of the B6 Enterprise Corridor zoned part of the land within which the development is located are as follows:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*
- *To provide primarily for businesses along key corridors.*

The proposal will provide an employment generating use that is compatible with uses in the area and situated within an identified key corridor location.

### *Clause 4.3 – Height of Buildings*

Under Clause 4.3 of WLEP 2013, the allowable maximum building height is 12 metres. The maximum building height of the proposal is 16.1 metres above natural ground level. The development is therefore non-compliant with the requirements of the clause. The applicant has made a submission under Clause 4.6 of the WLEP 2013 which is dealt with below. In this instance, the non-compliance with Height of Buildings requirements is supported.

### *Clause 4.4 – Floor Space Ratio*

Under Clause 4.4 of WLEP 2013, the allowable maximum floor space ratio (FSR) is 0.8:1.

*The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.*



## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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The gross floor area of all existing and proposed buildings on the site known as 4 Dulmison Avenue is 18,563 m<sup>2</sup>. This equates to a proposed FSR of 0.28:1 and is therefore compliant with the maximum 0.8:1 allowed by WLEP 2013 for the site.

### *Clause 4.6 – Exceptions to development standards*

The proposed development breaches Clause 4.3 Height of buildings development standard contained within WLEP 2013. The maximum permitted height is 12 metres. The development proposes a maximum height of 16.1 metres which represents a 34.17% variation. This maximum height is to the top of screening that surrounds plant and equipment provided on the roof of the building.

The applicant has made a written request pursuant to Clause 4.6 to vary the building height development standard (Refer Attachment 8). Clause 4.6 provides flexibility in applying certain development standards on the following grounds:

- 4.6(3) Whether compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

The applicant has provided a Clause 4.6 written request (Refer Attachment 8) that has demonstrated that strict compliance with the building height development standard is unnecessary and unreasonable. A summary of the reasons identified by the applicant is provided following (note that this is a summary only, the applicants full submission is contained in Attachment 8):

- *the objectives of the standard are achieved*
- *the design continues to achieve an appropriate development density*
- *improves building compatibility with the desired future character of the location*
- *reduces impacts on amenity to neighbouring buildings*

Further discussion in relation to the objectives of the standard, appropriate density and amenity and compatibility with future character are provided below.

- 4.6(3) Whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has provided sufficient grounds/reasons for the proposed variation to the development standard(s) as follows:

- *the proposed development will remain compatible with the future desired character of the area due to the greater height allowances across the adjoining property to the east;*
- *the four (4) storey design improves view corridors and passive surveillance across the site;*
- *compliance with the remaining development standards applicable to the site is achieved;*

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

- the variation sought provides a better opportunity to achieve the objective of the development standard compared to a building with a compliant height; and

The building has a maximum height (at its highest point) of 16.1 metres, which is 4.1 metres above the 12 metre building height standard. The highest part of the proposed development is the rooftop plant screen, which is situated centrally on the roof space. The entire roof structure and a portion of the upper storey is situated above the 12 metre building height standard. The height of the building to the soffit (eave) is 14 metres, which is 2 metres above the height control.

The elevations of the proposed development, showing the height non-compliance, are included in Figures 8 and 9.



Figure 8. North elevation showing height control



Figure 9. South elevation showing height control

The development in the location is unique in that it is located at the edge of the "gateway" sites identified for additional building height by the *Wyong Development Control Plan 2013* (WDCP). The identification of the gateway sites within the WDCP is unevenly distributed across the Lucca Road and Pacific Highway intersection. The location of the building on the site allows for large setbacks that will be preserved because future development in this location is limited.

The building achieves an appropriate transition height between 12 metre height limited development at the western end of the precinct and the 20 metre height of the adjoining eastern site, when viewed from the highway. Additionally, the particulars of the proposed built form in this location provide a unique opportunity for the building to be a potential marker within the locality, which is consistent with the gateway proximity for Lucca Road.

The proposal assists in achieving the strategic outcomes of WDCP Chapter 6.11, meeting a gateway high visual standard of architectural form.

- 4.6(4) Whether the proposed development is consistent with the objectives of the particular standard.

The objectives of the standard are:

- a) to establish the maximum height limit for buildings to enable the achievement of appropriate development density,*
- b) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,*
- c) to ensure that the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.*
- d) in relation to land at Kanwal that is within Zone B6 Enterprise Corridor and is identified as "Area 4" on the [Height of Buildings Map](#):*
  - i. to provide incentives for the development of health-related facilities in this locality, and*
  - ii. to encourage lot consolidation of smaller lots to reduce the possibility of fragmented development, encourage shared facilities and manage traffic movements.*

The applicant's written request has adequately addressed the objectives of the standard.

In relation to Objective (a):

- it is agreed that, over large sites, there is scope to accommodate the development density available within different building height configurations where sufficient ameliorating setbacks are available.
- the large building setbacks allows the development to fit comfortably within the anticipated development density of the North Wyong Enterprise Corridor.

In relation to Objective (b):

- having regard for the planning principle in relation to compatibility (*Project Venture Developments v Pittwater Council*), compatible is a test of being in harmony with, or in sympathy with. In relation to the existing height, bulk and scale, development in the vicinity (Lucca Road) is generally one to two storey large floorplate industrial

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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buildings with limited setbacks. Development in nearby Amy Close is one to three storey commercial use buildings. The existing built character is one of limited setbacks, low density, low scale large floorplate unarticulated low cost buildings with landscaping that is predominantly limited to the front setback.

- It is considered that the development, which includes an additional storey in building height can exist in harmony with the existing character, given the greater than 100 metre setbacks to potential neighbouring development which incorporates landscaping to the Pacific Highway. The proposal, as identified by the applicant, substantially achieves the future character provisions of the DCP, recognising the visibility of the building from the highway and the proximity to a gateway location (Lucca Road).
- The building has a high architectural quality having regard for the predominant building character of the locality, and provides a built form that is a punctuation within large setbacks, providing a visual statement building and generating consistent passive surveillance to the area, without undue amenity impacts to neighbours.
- In considering whether or not the proposal is compatible, the relevant provisions (LEP and DCP) have been considered, and the development reasonably achieves these (notwithstanding the noncompliance).

In relation to Objective (c):

- it is agreed that the height of the building does not offend the amenity of neighbouring properties.
- 4.6(4) Whether the proposed development is consistent with the objectives for development within the zone.

The applicant's written request has adequately addressed the objectives of the standard. The proposal is consistent with the zone objectives. The proposal will provide an employment generating use that is compatible with uses in the area and situated within an identified key corridor location.

- 4.6(4) Whether the proposed development is in the public interest.

The proposal is considered to be in the public interest as it is consistent with the zone and development standard objectives.

- 4.6(4) Concurrence of the Director General

The proposed variation to height is 34.17% which exceeds the 10% and requires concurrence. In accordance with clause 64 of the *Environmental Planning and Assessment Regulation 2000*, Council may assume the concurrence of the Secretary of the Department of Planning, for an exception to a development standard under clause 4.6 of the *Standard Instrument (Local*

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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*Environmental Plans*) Order 2006, having regard for the matters set out in subclause 4.6(5) and where the variation is greater than 10% or non-numerical. The consideration of those matters set out in subclause 4.6(5) has been addressed below, and Council may assume the concurrence of the Secretary in this instance.

- 4.6(5) Any State or regional significant planning matters raised by contravening the standard

There are no state or regional matters that arise as a result of the contravention of the standard.

- 4.6(5) The public benefit of maintaining the standard

Adjoining sites have not been developed. In this instance, and in considering strategic outcomes for the area, there is insufficient public benefit in maintaining the standard as the development will better achieve the desired future character and built form anticipated by the DCP within the configuration proposed.

- Whether the proposed development is consistent with objectives of clause 4.6, being, whether by allowing flexibility in the particular circumstances a better outcome for and from the development is achieved.

The applicant's justification demonstrates that compliance with the building height development standard is unreasonable and unnecessary and satisfies all clause 4.6 criteria. The development achieves the objectives of both the standard and the zone and demonstrates that there are sufficient environmental planning grounds to justify the variation. In particular, the proposal requests an appropriate degree of flexibility to the building height development standard and in considering the applicable development controls will result in a better strategic outcome for and from the development.

### *Clause 5.1 – Relevant Acquisition Authority*

The SP2 portion of the site located along the Pacific Highway is identified for land acquisition for the purposes of road widening. The land is restricted for that purpose, although land acquisition is not triggered within the development application. The development does not frustrate future acquisition of the land identified by WLEP 2013.

### *Clause 7.1 – Acid Sulfate Soils*

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The site is identified as Class 5 on Council's Acid Sulfate Soils Planning Map. Works which are likely to lower the watertable in adjacent Class 1, 2, 3 or 4 land to any point below 1m AHD require the preparation of an acid sulfate soils management plan. The works proposed are

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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not expected to lower the watertable below 1m AHD level and accordingly an acid sulfate soils management plan is not required.

### *Clause 7.2 - Flood Planning*

Clause 7.2 applies to the site as it is identified as flood planning land under Council's maps. Consent must not be granted to land identified by this clause unless the consent authority is satisfied that the development:

- is compatible with the flood hazard of the land: and
- Is not likely to significantly adversely affect flood behaviour resulting in worsened flood hazard to other development or properties, and
- Incorporates appropriate measures to manage risk to life from flood and
- Is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, and
- Is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

Council's records indicate that the part of the site to be developed within this development application (and access to that part) is not flood affected and would not result in impacts on flood affected land in the vicinity of the proposal.

### *Clause 7.9 – Essential Services*

This clause requires Council to ensure that services such as water, sewer, electricity, stormwater drainage and road access can be adequately provided. All of these services can be adequately provided to the development.

### *Clause 7.17 – Land in North Wyong Industrial Estate Zone B6*

The objective of this clause is to protect the viability of existing and planned town centres.

Clause 7.17(3) includes matters that the consent authority must be satisfied of in order to grant consent for stand alone office premises:

- a) the total floor space of such premises on land to which this clause applies does not exceed an area equal to 30% of the total area of the land to which this clause applies, and*
- b) the total floor space of such premises is not less than 200 square metres.*

The total area of B6 zoned land within the North Wyong Industrial Estate is approximately 88.7ha and 30% of that area equates to 266,100m<sup>2</sup>. The proposed office premises has an area of 4,804m<sup>2</sup> and this represents 0.54% of the area to which this clause applies. The current estimate of office premises is 1%.

***stand-alone office premises*** means a building erected and predominantly used for the purpose of office premises.

As such, Council is satisfied that the proposal is consistent with the objectives of this clause.

**State Environmental Planning Policies (SEPP)**

The following SEPP's are relevant to the proposed development.

***State Environmental Planning Policy No.55 – Remediation of Land***

Clause 7(1) of State Environmental Planning Policy No. 55 requires that Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and if contaminated that the land is suitable in its contaminated state (or will be suitable, after remediation) for the development proposed to be carried out.

The site has historically been used for various light industrial and warehouse uses and currently contains a mix of office, warehouse, depot and light industrial type uses. The majority of the site has hardstand surface with landscaping around the perimeter.

The site is identified as being potentially contaminated. A review of the Preliminary Site Investigation Report prepared for the rezoning of the North Wyong Industrial Estate and B6 Enterprise Corridor Zone identified the site due to a building previously used for the storage of waste oil. The building identified as Building M, is on the western side of the site approximately 200m away from the proposed development. The area identified for the proposal has been used for overflow parking and has a gravel surface. The risk of site contamination in the vicinity of the proposed development is low. It is considered that the nature of the potentially contaminating use, the historical context, and the location in relation to the proposal is such that the proposed site in its current state is considered suitable for the proposed development.

The existing buildings and structures on the site which are proposed for demolition may have the potential of containing asbestos material. As such, a recommended condition of consent is proposed for the resolution of any contamination concerns and unexpected finds.

It is considered that the proposed development is consistent with SEPP 55 and Council can be satisfied that the land is suitable for the development proposed.

***State Environmental Planning Policy (Infrastructure) 2007***

Clause 45(2) of *State Environmental Planning Policy (Infrastructure) 2007* relates to development adjacent to an easement for electricity purposes and requires consultation with the electricity supply authority prior to determination of the application. Written notice has

## **2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)**

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been provided to Ausgrid with an invitation to comment on the proposal. No objection was raised by Ausgrid subject to advice and recommended conditions of consent.

Clause 104 and Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007* identifies traffic generating development as sites with more than 200 parking spaces with access to a road. The proposal involves development of more than 200 parking spaces with access to a road and was referred to Roads and Maritime Services (RMS) for comment. In response to concerns regarding inadequacies in the traffic modelling for the Lucca Road and Pacific Highway intersection, further traffic modelling was provided by the applicant for consideration by Council and RMS. On 30 July 2019, RMS raised no objection to the proposed development, subject to conditions of consent.

The amended traffic report and the comments of RMS have been considered in the assessment of the application against the provisions of Clause 104 (3)(b) of *State Environmental Planning Policy (Infrastructure) 2007* and the proposal is found to be satisfactory, subject to conditions of consent.

### ***State Environmental Planning Policy (Coastal Management) 2018***

The site includes land that is mapped as a coastal wetland and a coastal wetland proximity area for the purposes of *State Environmental Planning Policy (Coastal Management) 2018* however the part of the site that is proposed to be developed as part of this development application is not land identified as coastal wetland or proximity area for coastal wetlands for the purposes of assessment of Clauses 10 and 11 of the SEPP.

Given the location of the works proposed to be undertaken on the site the proposal will not have an impact upon the coastal environment and is not expected to have any impacts on any items of Aboriginal heritage.

### ***State Environmental Planning Policy No 64 – Advertising and Signage***

The development proposes the construction of building identification signage located on the building. The building identification signage will display the ING branding and does not include advertising of products. An assessment of the proposed business identification signage against Schedule 1 of the SEPP has demonstrated the proposal is consistent with the requirements. An assessment against Schedule 1 can be found within Attachment 4.

### ***Section 4.15(a)(ii) of the EP&A Act: Any draft environmental planning instrument***

#### ***Draft Central Coast Local Environmental Plan (CCLEP) 2018***

The Draft CCLEP 2018 was exhibited from 2 December 2018 to 28 February 2019 and will replace the planning instruments relating to the former local government areas. The Draft CCLEP 2018 identifies the subject site retaining all current zonings. The development remains permissible within *Draft Central Coast Local Environmental Plan 2018*.



**Section 4.15 (a)(iii) of the EP&A Act: Provision of any development control plan**

**Wyong Development Control Plan 2013**

*Chapter 2.6 - Signage*

The proposed signage is consistent with the objectives of the DCP. The DCP requires signage to be assessed in conjunction with SEPP 64. The proposed development is also considered to be consistent with any relevant requirements of the above policy.

*Chapter 2.11 – Parking and Access*

Considering the applicable uses for the commercial premises and the associated parking rates within Chapter 2.11 – Parking and Access of DCP 2013, the following assessment of required parking is made:

Use	No. of spaces required	No. of spaces proposed	Complies?
Café (107m <sup>2</sup> )	12 spaces per 100m <sup>2</sup> of floor area (13 spaces)	13	Y
Office/call centre (Levels G, 1, 2) (3,665m <sup>2</sup> )	1 space per 20m <sup>2</sup> of floor area (184 spaces)	300	Y
Office (Level 3) (1,139m <sup>2</sup> )	1 space per 40m <sup>2</sup> of floor area (29 spaces)	36	Y
Delivery/Service vehicle Requirements	1 space per 2,000m <sup>2</sup> GFA with a minimum of 1 space (4 spaces)	4 spaces can be accommodated within the oversupply of parking above. A dedicated loading area has been provided.	Y

*Chapter 2.15 – Public Art*

Chapter 2.15 seeks to better integrate development into the environmental and cultural aspects of a locality and ensure major development contributes positively to the streetscape. The proposed commercial premises, being works in excess of 5 million dollars, is considered to be a major development for the purposes of the public art chapter of the DCP. As such, 1% of the development value should be for the purposes of providing public art.

**Public art** means creative and original works site in public places, or locations visible from the public domain, with the intention of integrating a development into the cultural or environmental context in which it is situated.

## 2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)

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The applicant provides the following statement with regard to the public art elements for the proposal:

*"The graphic artists at CKDS and Xeriscapes have integrated through the modulation and façade treatment of the building and the use of recycled hardwood sleepers in the landscaping. The key narrative adopted within the public art installation revolves around the historic modulation of the North Wyong Industrial Estate the history surrounding the milling of hardwood sleepers for the railway; the rhythm of the railway and the evolution of the digital network as it relates to industry and this site in particular."*

A public art statement has been prepared by the applicant and is included at Attachment 9.

### *Chapter 3.1 – Site Waste Management*

A site waste management report was submitted with the application that addresses operational and construction waste, and is considered adequate for the type of development proposed.

### *Chapter 3.10 – Wetlands Management*

Chapter 3.10 aims to protect Wyong's natural wetland areas and facilitate the ecological functioning of all wetlands and maintain the significant conservation values of these environments for the benefit of present and future generations. The northern part of the site contains areas that are identified as wetlands. The proposal is located at the southern part of the site and the distance from the wetland and intervening existing development on the site is sufficient to mitigate any likely impacts. Erosion and sediment controls will be in place during construction to restrict any polluting runoff impacts to the wetlands. The distance to the wetlands and erosion and sediment controls are considered satisfactory in this instance to alleviate any impacts from the construction of the commercial premises.

### *Chapter 6.11 – North Wyong Enterprise Corridor and Industrial Precinct*

Chapter 6.11 aims to provide specific development assessment guidelines for land within the Enterprise Corridor. The objectives of the DCP include allowing for a range of mixed uses that are compatible with each other, encouraging the development of underutilised land and enhancing the economic strength of the Wyong-Tuggerah economic zones without impacting on the core industrial, retail and commercial functions.

The proposed commercial premises are considered consistent with the objectives of the DCP Chapter as the development is utilising land that has not been developed within a larger site. The development enhances the existing architectural style of buildings on the site.

The proposed development complies with the DCP requirements of a maximum FSR of 0.8:1. The proposal seeks a variation to the height control of 12 metres with an approximate height of 16.1 metres to the rooftop plant screen and 14 metres to the parapet of the building.

**Section 4.15 (a)(b) of the EP&A Act: Likely impacts of the development**

**(a) Built Environment**

A thorough assessment of the aspects of the proposed development on the built environment has been undertaken in terms of DCP compliance.

*Crime prevention*

In considering the Crime Prevention Through Environmental Design guidelines, the following are noted in relation to the proposal. The site has 189m frontage to Pacific Highway which provides good passive surveillance of the building. The proposed use is a 24 hour use for the purposes of a call centre, which assists in providing passive surveillance of nearby properties. The proposal includes expansive glazing and clear sight lines between the carpark and the building with elevated views from upper levels. Lighting and landscaping has been designed to discourage offenders. Security cameras will be provided and the building will have perimeter fencing and boom gated secure access.

*Built environment*

The site is located within an established area that is undergoing a transition and is currently surrounded by existing development of 1-2 storey in height. Although the development is four storeys in height and will be visible within the site context, the proposed building form is considered consistent with the planned future character of adjacent sites. Recently, development consent was granted to large three storey commercial building to the west of the site (12 metres in height). The architectural design and treatment of the building will present well on all facades.

The design of the proposed development is in an appropriate form, layout and scale that suitably balance the opportunities and constraints of the site. The access, building location and design of the building satisfactorily addresses the street frontage.

There are no significant site constraints or hazards that would render the location of the development as unsuitable. The building form will represent the renewal of the area and present well within the streetscape and will not adversely impact on the character and amenity of the locality.

**(b) Natural Environment**

The subject site is located away from ecologically sensitive mapped wetland areas and as such, there will be no significant impact on the natural environment as a result of the proposal.

**Section 4.15 (1)(c) of the EP&A Act: Suitability of the site for the development**

*Bush Fire Prone Land*

The subject site is identified as bush fire prone land containing category 1 vegetation, as well as being within the buffer of the category 1 vegetation.

The requirements of Planning for Bushfire Protection 2006 are limited in their application to commercial uses of land, however it is relevant to consider the aims within the assessment of the development application.

*The aim of PBP is to use the NSW development assessment system to provide for the protection of human life (including firefighters) and to minimise impacts on property from the threat of bush fire, while having due regard to development potential, on-site amenity and protection of the environment.*

A bushfire report by Anderson Environment and Planning submitted with DA/354/2019 which is being assessed currently has undertaken an assessment of the bushfire risk for this site based upon the more onerous requirements for future subdivision of the land. This bushfire report concludes:

- *Investigations undertaken for this Bushfire Threat Assessment have revealed that the proposed development will be affected by bushland hazard adjoining the site to the north, east, south and west of the site.*
- *To achieve the aims and objectives of the PBP, the development must provide adequate area to provide any required APZ's, suitable access and egress to the site, and access to reticulated water supply in the event that the site is used for residential or SFPP purposes.*
- *Current access to the site meet the requirements of the PBP, hence no modification are required. Water supply will be supplied by the reticulated water supply system currently servicing the existing buildings, and street hydrant access is to be delivered in accordance with AS2419.1 – 2005.*
- *It is considered that the development complies with the relevant requirements of Planning for Bushfire Protection,*

On this basis, the existing access and hydrant facilities available to the site are adequate to cater to the bushfire risk mitigation needs of the proposed commercial premises.

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

**Section 4.15 (1)(e) of the EP&A Act: The Public Interest**

There are no matters associated with the proposal that are contrary to the local or community interest. The provision of employment generating development is considered to be in the public interest as it provides important local employment opportunities that provide economic sustainability and work/life well-being balance benefits. The provision of additional

commercial floorspace to meet the needs of a large local employer is in the local and broader public interest.

### **Other Matters for Consideration**

#### *Contributions*

The subject site is located within the Warnervale Districts Contributions Plan area. The contributions have been calculated taking into account the net developable area and the total daily vehicle trips applying to this development. A condition of consent requires the payment of contributions in accordance with the plan.

#### *Water and Sewer Contributions*

Water and sewer contributions are required for this proposal. A Section 306 Certificate under the *Water Management Act 2000* will be attached to any development consent issued.

### **Conclusion:**

This development seeks approval for commercial premises. The clause 4.6 exception to height is supported and strict compliance with the development standard is considered unreasonable and unnecessary in the circumstances of the case, and there are sufficient environmental planning grounds to justify contravening the development standard. Despite the variation to the building height, the proposal is considered to demonstrate an appropriate scale in terms of bulk, height and building separation which contributes positively to the desired future character of the area.

The proposed development is considered to be consistent with the objectives of the zone and the relevant Chapters under the *Wyong DCP 2013*. The application has been assessed against the matters for consideration under Section 4.15(1) of the *EP&A Act 1979* and the *Wyong DCP 2013* and is considered to be satisfactory for the site and surrounding area. There is no adverse impact on the character of the streetscape or amenity surrounding the site as a result of the proposal. Accordingly, DA/379/2019 is recommended for approval subject to the imposition of appropriate conditions.

### **Reasons For The Decision**

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

1. The proposal has been considered against the objectives of the B6 Enterprise Corridor zone under *Wyong Local Environmental Plan 2013* and has been found to be satisfactory.

**2.4 DA/379/2019 - Commercial Building at 4 Dulmison Avenue, WYONG (contd)**

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2. The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
3. The variation to Clause 4.3 Height of Buildings development standard of *Wyong Local Environmental Plan 2013* has been supported by a written Clause 4.6 variation request that adequately addresses the matters required to be demonstrated and the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the B6 Enterprise Corridor zone in which the development is proposed to be carried out.
4. There are no significant issues or impacts identified with the proposal under s. 4.15 of the *Environmental Planning and Assessment Act 1979*.

**Attachments**

<b>1</b>	Conditions of Consent	D13673066
<b>2</b>	Ausgrid referral response	D13627210
<b>3</b>	DCP Chapter 6.11 Compliance Table	D13625378
<b>4</b>	Assessment Against SEPP 64	D13625851
<b>5</b>	Architectural Plans D13642843	D13642843
<b>6</b>	Landscape Plans	D13521088
<b>7</b>	Survey Plan	D13521087
<b>8</b>	Clause 4.6 Variation	D13521093
<b>9</b>	Public Art Statement	D13521099
<b>10</b>	Visual Impact Assessment	D13521109

**Date:** 24 April 2019  
**Responsible Officer:** Janice Buteux-Wheeler  
**Location:** 4 Dulmison Avenue, WYONG NSW 2259  
 Lot 1 DP 1090455  
**Owner:** Dulmison Ave Pty Ltd  
**Applicant:** Dulmison Ave Pty Ltd  
**Date Of Application:** 18 April 2019  
**Application No:** DA/379/2019  
**Proposed Development:** Office Building  
**Land Area:** 82590.00  
**Existing Use:** XXXX

## 1. PARAMETERS OF THIS CONSENT

- 1.1. 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: CKDS Architecture

Drawing	Description	Issue	Date
DA.1001	Site Plan	E	17.04.2019
DA.1002	Carpark Plan	G	20.05.2019
DA.1101	Ground Floor Plan	E	17.04.2019
DA.1102	Level 1 Plan	D	15.04.2019
DA.1103	Level 2 Plan	D	15.04.2019
DA.1104	Level 3 Plan	D	15.04.2019
DA.1105	Roof Plan	D	15.04.2019
DA.2001	North Elevation	D	15.04.2019
DA.2002	South Elevation	D	15.04.2019
DA.2003	East Elevation	E	17.04.2019
DA.2004	West Elevation	D	15.04.2019
DA.3001	Section A	B	15.04.2019
DA.3002	Section B	B	15.04.2019
DA.3501	Façade Section 1	C	12.04.2019
DA.3502	Façade Section 2	B	12.04.2019
DA.7501	Materiality	E	17.04.2019

### Landscape Plans by: Xeriscapes

Drawing	Description	Issue	Date
19020 L000	Coversheet	B	17.04.2019
19020 L101	Landscape Master Plan	G	17.04.2019
19020 L102	Landscape Courtyard Plan	D	17.04.2019
19020 L201	Precedent Images	C	17.04.2019
19020 L301	Indicative Plant Schedule	D	17.04.2019

**Engineering Plans by:** Lindsay Dynan

Drawing	Description	Issue	Date
13587 C2005	Soil and Water Management	B	16.04.2019
13587 C2006	Soil and Water Notes	B	16.04.2019
13587 C2007	Soil and Water Details	B	16.04.2019
13587 C2008	Turning Circle Swept Paths Sheet 1	D	21.05.2019
13587 C2010	Stormwater Drainage Plan Sheet 2	D	21.05.2019
13587 C2011	Stormwater Drainage Plan Sheet 2	D	21.05.2019
13587 C2012	Civil Details	B	16.04.2019

**Supporting documents:** Various authors

Report No.	Description & Author	Issue	Date
-	Waste Management Plan (ADW Johnson Pty Ltd)	B	12 April 2019
754-NTLGE228090-AB	Geotech Report (Coffey)	-	15 April 2019
PS113664	Section J Report (Gibbens Group)	01	17 April 2019
19/034	Traffic and Parking Assessment (Intersect Traffic)	D	15 April 2019
19/034	Supplementary Traffic Information/Letter (Intersect Traffic)	-	26 June 2019

- 1.2. Carry out all building works in accordance with the Building Code of Australia.
- 1.3. Comply with the General Terms of Approval / requirements from the Authorities as listed below and attached as a schedule of this consent.



Government Agency / Department / Authority	Description	Ref No	Date
Ausgrid	379/2019 Office Building	1900094385 (TRIM 2017/11/157	5/08/2019
Roads and Maritime Services (RMS)	DA/379/2019 Office Building	CR2019/003063 SF2012/000123	31 July 2019

- 1.4. A Construction Certificate is to be issued by the Principal Certifying Authority prior to commencement of any construction works. The application for this Certificate is to satisfy all of the requirements of the *Environmental Planning and Assessment Regulation 2000*.
- 1.5. 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.

## 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. Pay developer contributions to Council as calculated in the formula below:

$$\text{Developer contribution} = \$406,696.40 \times \text{Current CPI} \div \text{Base CPI}$$

where "Current CPI" is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of payment of developer contributions pursuant to this condition, and "Base CPI" is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the date of this consent.

This condition is imposed pursuant to Section 7.11 or 7.12 of the *Environmental Planning and Assessment Act 1979*.

**Note:** Any works required for the development that are also identified in the relevant Contributions Plan may be subject to a credit in accordance with that Plan. Any request for a credit for works to be carried out in accordance with the Plan must be requested and agreed to by Council via a Works-in-Kind Agreement prior to the commencement of any works.

- 2.3. Prior to the issuing of a construction certificate, landscape design drawings, prepared by a suitably qualified landscape professional are to be provided for the approval of the Accredited Certifier.
- 2.4. Identify trees and native vegetation proposed for retention and those approved for removal must be clearly marked on all final engineering and landscaping plans. All fenced tree protection areas must be clearly marked as "No Go Area" on all plans.
- 2.5. Submit details to the Principal Certifying Authority of the design of the fit out of the food premises. The design of the fit out of the food premises is to comply with the *Food Act 2003, Food Regulation 2010, Australia New Zealand Food Standards Code, Australian Standard AS 4674-2004: Design, Construction and Fit-out of Food Premises* and Clause G1.2 of the Building Code of Australia. Details of compliance are to be included in the plans and specifications for the Construction Certificate.
- 2.6. Submit details to the Principal Certifying Authority of any proposed mechanical ventilation systems. The design of the mechanical ventilation is to comply with the relevant requirements of Clause F4.12 of the Building Code of Australia, Australian Standard AS 1668.1:2015 *The use of ventilation and air conditioning in buildings – Fire and smoke control in buildings* and Australian Standard 1668.2:2012 *The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings* (including exhaust air quantities and discharge location points). These details are to be included in the Construction Certificate.

#### **Roadworks - Design Requirements**

- 2.7. Where conditions of this consent require approval from Council. An application for:
  - Section 68 Local Government Act Works Approval – stormwater drainage
  - Section 138 Roads Act Works Approval, must be lodged with Council and be accompanied by detailed design drawings and supporting information. Upon submission to Council, fees and charges will be calculated in accordance with Council's Management Plan. The fees and charges must be paid prior to Council commencing the design assessment.
- 2.8. The submission to Council of Civil Works design drawings and specifications detailing the following design requirements:

- Pacific Highway - The restoration of the vehicle access rendered redundant by the development, to standard table drain formation.
- Adjustment of services as required.

Required design drawings are to be prepared in accordance with Council's *Civil Works Specification Design Guidelines 2018* and must be approved by Council as the Roads Authority prior to the issue of a Construction Certificate.

- 2.9. Prior to the commencement of detailed design works within any public road, contact should be made with the National Community Service "Dial before you Dig" on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries should provide the property details and the nearest cross street/road.
- 2.10. The submission to the Accredited Certifier a 'finalised' Road Safety Audit for the internal circulation roads, loading areas, pedestrian measures, internal car parks etc. An audit team with at least one (1), Level 3 Road Safety Auditor (recognised on the NSW Register of Road Safety Auditors) shall prepare the audit. Any deficiencies identified within the audit shall be resolved in accordance with the hierarchy of control commencing with eliminating the deficiency. A copy of the 'finalised' report shall be forwarded to Council for record

#### **Stormwater Drainage - Design Requirements**

- 2.11. The submission to the Accredited Certifier of a detailed stormwater management plan featuring:
- Stormwater disposal to Pacific Highway.
  - Drainage pit at the boundary line.
  - The provision of an onsite stormwater detention system. The detention system must be designed to attenuate post developed flow rates to predevelopment flow rates for a full range of storm durations for the 5, 20 and 100 year average reoccurrence interval (ARI) design storms.
  - The provision of stormwater quality control facilities to treat stormwater in accordance with the Engineers Australia publication *Australian Runoff Quality – A Guide to Water Sensitive Urban Design* prior to entering Council's stormwater drainage system.
  - Redirection of existing stormwater being conveyed from the north of the development site.

The plans must be prepared in accordance with *AS/NZS3500.3:2018* and Council's *Civil Works Specification Design Guidelines 2018*, and be approved by the Accredited Certifier prior to issue of the Construction Certificate.

- 2.12. Stormwater drainage works external to the site and discharging into a public system or public land requires approval from Council under Section 68 of the *Local Government Act 1993*. Detailed design drawings prepared in accordance with Council's *Civil Works Specification Design Guidelines 2018* must be approved by Council prior to the issue of a Construction Certificate. All other stormwater management works must be approved by the Accredited Certifier.

#### **Structural Design Requirements**

- 2.13. Prior to the issue of a Construction Certificate, satisfactory structural plans prepared by a suitably qualified Registered Structural Engineer are to be submitted for the approval of the Accredited Certifier, for the following building elements:

- Retaining Walls

#### **Vehicle Access and Parking - Design Requirements**

- 2.14. The submission to the Accredited Certifier of a detailed car parking design. The design shall include:

- Pavement marking, appropriate signage and physical controls detailed for the carpark, access driveway and circulation roads.
- Pavement design able to withstand anticipated vehicle loading.
- Wheel stops for parking spaces

The design drawings shall be prepared in accordance with the requirements of *AS/NZS 2890 – Parts 1, 2 and 6*, and be approved by the Accredited Certifier prior to the issue of a Construction Certificate.

- 2.15. The submission to the Accredited Certifier of lighting design drawings for the carpark and public places. The design shall be prepared in accordance with the requirements of *AS/NZS 1158* and *AS 4282-1997*, including the provision of current best practice energy efficient lighting and be approved by the Accredited Certifier prior to issue of a Construction Certificate.

**Water and Sewer Services - Design Requirements**

- 2.16. All water and sewer works or works impacting on water and sewer assets must be designed and constructed to the requirements of Council as the Water Supply Authority. The requirements are detailed in the Section 306 Notice of Requirements letter attached to this consent.

**Note:** The Section 306 Notice contains requirements associated with the development that must be completed prior to the issue of the Construction Certificate.

**Easement for Underground Electricity**

- 2.17. Prior to the issue of any Construction Certificate, the extinguishment of the existing Easement for Underground Electricity to accommodate the necessary commercial vehicle access arrangement (excavation required).

**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. 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
  - a) Implementation of environmental protection measures, such as erosion control and the like that are required by this consent
  - b) Demolition approved by this consent.
- 3.3. 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.
  - a) 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](http://www.centralcoast.nsw.gov.au)
- 3.4. 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
  - a) The name of the principal contractor and a telephone number at which that person can be contacted outside of working hours; and
  - b) That unauthorised entry to the work site is prohibited.
  - c) Remove the sign when the work has been completed.
- 3.5. Establish Tree Protection Zones (TPZ) around trees identified to be retained. The distance from retained trees to the boundary of the tree protection zones can be determined by the following extract from AS4970-2009: Protection of trees on development sites:

"DETERMINING THE TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

TPZ = DBH x 12

DBH = trunk diameter measured at 1.4m above ground

Radius is measured from the centre of the stem at ground level."

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*. All required tree protection measures are to be maintained for the duration of construction works.

Sign-post fences around Tree Protection Zones to warn of its purpose.

- 3.6. 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.
- 3.7. Prior to the commencement of construction an initial 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*

- 3.8. Prior to works associated with the development commencing, the owner of the adjoining property affected by the proposed excavation and/or structural protective works, must be given written notice of the intention to commence 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 protective works.

- 3.9. Prior to works associated with the development commencing, the applicant must supply the Principal Certifying Authority with a dilapidation report for the adjoining properties, which documents and photographs the condition of buildings and other improvements. The report must be submitted to and approved by the Principal Certifying Authority prior to the commencement of any works.

**Note:** The report is to be made available by the Principal Certifying Authority in any private dispute between neighbours regarding damage arising from construction works upon the development site.

- 3.10. Disconnect, seal and make safe all existing site services prior to the commencement of any demolition on the site. Sewer and water services must be disconnected by a licensed plumber and drainer with a Start Work Docket submitted to Council's Plumbing and Drainage Inspector as the Water and Sewer Authority.
- 3.11. 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.

- 3.12. 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*.
- 3.13. Undertake any demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a) more than 10m<sup>2</sup> of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b) friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

#### **Roads - Preconstruction Requirements**

- 3.14. Prior to commencing any works upon public roads the developer and their contractor will be required to:
- Obtain a copy of the Council approved Civil Works plans and pavement design (if applicable).
  - Obtain a copy of Council's *Civil Works Specification Construction Guidelines 2018*. This is Council's Specification for Civil Works and is available on Council's web site.
  - Arrange a meeting on-site with Council's Principal Development Construction Engineer on 1300 463 954.
- 3.15. Prior to works associated with development commencing, a dilapidation report must be prepared and submitted to Council as the Roads Authority. The required



dilapidation report must document and provide photographs that clearly depict any existing damage to the road, kerb, channel, footpath, driveways, water supply, sewer works, street trees, street signs or any other Council assets in the vicinity of the development.

**Note:** The report will be used by Council to determine the extent of damage arising from site and construction works.

#### **Construction Traffic Management Plan**

- 3.16. Prior to the commencement of any works, the Applicant shall prepare a Construction Traffic Management Plan for the development. The plan shall include Traffic Control Plans prepared by a suitably qualified and experienced consultant. All works must ensure the safety of all vehicles and pedestrians within the frontage service road.

#### **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
  - a) 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. 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. Install a temporary fence around the area of retained vegetation.

All fenced retained vegetation 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 vegetation retention area. 4.7. Undertake the removal of trees as shown on the approved plan in a manner so as to prevent damage to those trees that are to be retained.

- 4.8. Do not store materials, building waste, fill, excavated spoil, or cement within Tree Protection Zones. 4.9. 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*.
- 4.10. 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*.
- 4.11. Classify all excavated material removed from the site in accordance with NSW EPA (1999) *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid 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 on-site.

#### **Services/Utility Requirements**

- 4.12. The developer is solely responsible for any costs relating to alterations and extensions of existing roads, drainage, water and sewer infrastructure and other utilities for the proposed development.
- 4.13. 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.

### Site Access Requirements

- 4.14. All demolition, earthworks, construction access and deliveries are to be via Dulmison Ave. No access is permitted to / from Pacific Highway.

## 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 landscaping works. 5.3. 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.
- 5.4. Provide Council and the Principal Certifying Authority a certificate of completion signed by the artist for the installation of public artwork in accordance with the approved public art final design concept.
- 5.5. Install lighting to **location** in accordance with the requirements of Australian Standard 1158: *Lighting for roads and public spaces* and Australian Standard 2890.1.
- 5.6. Provide certification to the Principal Certifying Authority to confirm the final fit-out of the premises complies with the *Food Act 2003, Food Regulation 2010, Australia New Zealand Food Standards Code, Australian Standard AS 4674-2004: Design, Construction and Fit-out of Food Premises* and Clause G1.2 of the Building Code of Australia.
- 5.7. Submit a Food Premises registration form to Council. The form can be found on Council's website: [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au)
- 5.8. Provide certification from a mechanical engineer to the Principal Certifying Authority that the construction, installation and operation of the exhaust hood ventilation system meet the requirements of:
- Australian Standard AS 1668 Part 1-2015: *The use of ventilation and air-conditioning in buildings - Fire and smoke control in buildings*
  - Australian Standard AS 1668 Part 2-2012: *The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings*
- 5.9. 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 footpaths, must not provide concealment opportunities for criminal activity
- c) provide signage within the development to identify all facilities, entry / exit points and direct movement within the development
- d) 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.

#### **Dilapidation Rectification Requirements**

- 5.10. Prior to the issue of an Occupation Certificate, any damage not shown in the Dilapidation Report submitted to and approved by the Principal Certifying Authority prior to site works commencing, will be assumed to have been caused as a result of the site works undertaken with respect to the development and must be rectified at the applicant's expense.

#### **Liquid Trade Waste – Requirements**

- 5.11. Where the proposed use of the development discharges waste other than domestic sewage, then the submission of a liquid trade waste application and subsequent approval by Council as the Water and Sewer Authority, to discharge liquid trade waste into the sewerage system is required prior to issue of the Occupation Certificate.
- 5.12. After the trade waste facility has been constructed, an "*Application for final inspection of a new Liquid Trade Waste Facility*" must be submitted to Council as the Water and Sewer Authority. Council's final approval for the liquid trade waste facility is required prior to the issue of the Occupation Certificate.

#### **Other Authorities – Compliance Requirements**

- 5.13. Prior to the issue of an Occupation Certificate, the developer must comply with the requirements (including financial costs) of any relevant utility provider (for electricity, water, sewer, drainage, gas, telecommunications, roads, etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

#### **Roads – Compliance Requirements**

- 5.14. All works within the public road must be completed in accordance with the approved Civil Works design drawings and Council's *Civil Works Specification Construction*

*Guidelines 2018* and be approved by Council as the Roads Authority prior to the issue of any Occupation Certificate.

#### **Stormwater – Compliance Requirements**

- 5.15. The construction of the stormwater management system in accordance with the approved Stormwater Management Plan and *AS/NZS 3500.3-2018*. Certification of the construction by a suitably qualified consultant shall be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.
- 5.16. The construction of stormwater drainage works external to the site and discharging into a public system or public land in accordance with the approved Stormwater Management Plan and Council's *Civil Works Specification Construction Guidelines 2018*. All works must be approved by Council under Section 68 of the *Local Government Act 1993* prior to issue of the Occupation Certificate. All other stormwater management works must be approved by the Principal Certifying Authority.
- 5.17. Prior to the issue of the final Occupation Certificate, a 'Restriction on the Use of Land' shall be created on the title of the land restricting any alteration to the on-site stormwater detention system. The terms of the Restriction are to be prepared to Council's standard requirements. Central Coast Council shall be nominated as the party to release, vary or modify the restriction.
- 5.18. Prior to the issue of the final Occupation Certificate, a 'Positive Covenant' shall be created on the title of the land requiring the registered proprietor to ensure the continued maintenance and performance of the on-site stormwater detention structure. The terms of the positive covenant are to be prepared to Council's standard requirements. Central Coast Council shall be nominated as the party to release, vary or modify the restriction.
- 5.19. The original completed request forms (Department of Lands' standard forms 13PC and 13RPA) must be submitted to Council for authorisation. A copy of the work-as-executed plan (details overdrawn on a copy of the approved stormwater management plan) and Civil Engineer's certification must accompany the completed request forms. Documentary evidence of the registration of the Positive Covenant and 'Restriction on the Use of Land' shall be provided to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

#### **Vehicle Access and Parking – Compliance Requirements**

- 5.20. The construction of the carpark and accesses in accordance with *AS/NZS 2890 - Parts 1 2 & 6*. Certification of the construction of the carpark and associated accesses by a

suitably qualified consultant shall be provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

#### **Water and Sewer Services/Infrastructure – Compliance Requirements**

- 5.21. Prior to the issue of an Occupation Certificate, all water and sewer works for the development must be approved by Council as the Water and Sewer Authority.
- 5.22. 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.

## **6. ONGOING**

- 6.1. Maintain the site landscaping for the life of the development.
- 6.2. Do not erect advertising sign(s) on or in conjunction with the use and / or development without development consent unless the advertisement is exempt development or otherwise permitted without development consent.
- 6.3. Do not give to offensive noise as defined in the *Protection of the Environment Operations Act 1997*.
- 6.4. Do not use any flashing light, animated or reflective or moving parts, iridescent or fluorescent colours or materials on the external surface of the sign. The colours exhibited on the sign must be in keeping with the amenity of the surrounding area.
- 6.5. Operate and maintain all external lighting so as not to impact on any adjoining property.
- 6.6. Restrict the hours of operation of the use to those times listed below:

Call centre/office use (24 hour trading):

- Weekdays 00:00 to 24:00
- Saturdays 00:00 to 24:00
- Sundays and Public Holidays 00:00 to 24:00

Café use:

- Weekdays 05.30 to 17:00
- Saturdays 07:00 to 04:00
- Sundays and Public Holidays 07:00 to 04:00

Any variation to these hours is subject to the prior consent of Council.

- 6.7. Do not store materials, waste matter or products outside the building or the approved storage area at any time.

**Stormwater – Ongoing Maintenance Requirements**

- 6.8. All stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective.

TELEPHONE: (02) 9394 6836  
EMAIL: development@ausgrid.com.au  
REFERENCE: Notification No. 1900094385

ATTN: Janice Wheeler  
Development Assessment Officer  
49 Mann St  
Gosford NSW 2250



24-28 Campbell St  
Sydney NSW 2000  
All mail to  
GPO Box 4009  
Sydney NSW 2001  
T +61 2 131 525  
ausgrid.com.au

**Re: 379/2019 - 4 Dulmison Avenue, Wyong, 2259 - Commercial/retail/ office, 4 Storey Office Building.**

I refer to Central Coast Council development application 379/2019.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

**With Regard to: Commercial/retail/ office, 4 Storey Office Building at 4 Dulmison Avenue, Wyong, 2259**

- 18146 - Development Plans

Ausgrid consents to the above mentioned development subject to the following conditions:-

**Proximity to Existing Network Assets**

**Underground Cables**

There are existing underground electricity network assets in 11kV UG cables from S18496 Dulmison Lucca No.2 to S12333 Dulmison Dulmison.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

Please do not hesitate to contact Walter Garakasha on Ph: (02) 9394 6836 (please quote our ref: Trim 2017/11/157) should you require any further information.

Regards,

Asset Protection Officer (On Loan)  
Ausgrid - Field Services  
Ph: (02) 9394 6836



**Attachment 3 – Assessment against DCP 2013, Chapter 6.11 – North Wyong Industrial and Enterprise Corridor**

Requirement	Proposed	Complies?
<b>2.0 Development Principles</b>		
<b>2.1WLEP 2013 – Site Specific Provisions – B6 Enterprise Corridor</b>		
<b>A Building Height and FSR Controls</b>		
Maximum FRS = 0.8 and 12m height	FSR = 0.02:1 Height = 16.1m (plant screen) 14m (building eave/soffit)	Variation = 34.17% (plant) 16.16% (soffit)
<b>B Office Development</b>		
Independent offices shall not exceed 30% of total floor space	Less than 1% of the B6 zone contains office premises. The proposal would be less than 0.54% of the total B6 zoned land. Therefore less than 30% of the B6 zone developed with offices.	Yes
Independent offices shall not be less than 200m <sup>2</sup>	Proposal is for a 4804m <sup>2</sup> building and as such greater than 200m <sup>2</sup> as required.	Yes
<b>2.2 Character Consideration</b>		
<b>B6 – Enterprise Corridor Zones</b>		
Attractive presentation to Pacific Highway corridor and gateway locations	Proposal is located on the Pacific Highway adjoining a gateway location. The building is of high architectural standard for the area.	Yes
Taller building elements used to provide variable roof scape and define precinct	The site adjoins a gateway site and the proposal has a height variation. The proposed height assists in achieving these provisions in the circumstances of the case.	Yes
Mixed used development suitably located for occupant amenities	The proposal is for a stand-alone office premises and does not include shop top housing. The proposal does not result in undue amenity impacts with regard to future shop top housing potential of neighbouring sites	Yes
<b>IN1 – General Industrial Zones</b>		
To provide for a range of industrial uses and not to pose unacceptable risks to sensitive land uses.	Not applicable	N/A
<b>2.3 Building Design and Appearance</b>		
Building design to have regard for potential mixed use developments.	The proposed office premises have been designed in such a manner that it could accommodate various uses.	Yes
Building design and construction to demonstrate architectural merit, innovation and compliance with ESD and BCA.	The proposal has been suitably designed which will be required to be compliant with the requirements of the BCA.	Yes
Side and rear boundary setbacks encouraged where superior design, building presentation and site maintenance outcome achieved.	The proposal is located in an area that will maintain large setbacks to any future development along the Pacific Highway frontage. The building has been designed to be viewed from all aspects.	Yes

Rear boundary setbacks to Pacific Highway to be min 10m for buildings up to 12m and 15m for buildings up to 20m.	The proposal has a front boundary presentation to the Pacific Highway and is compliant with the setback provisions.	Yes
Building facades to utilise variety of building materials. Generally locate office and retail facing street.	A variety of building materials are to be used on the building. The proposal addresses all aspects with quality architectural treatment and extensive glazing	Yes
Buildings to address both street frontages on corner sites.	The proposal addresses all aspects with quality architectural treatment and extensive glazing and good passive surveillance within the area.	Yes
Storage areas to be screened and not viewed from public place or residence.	No external storage areas are proposed to be provided.	Yes
Building elevations visible from Pacific Highway to present interesting visual appearance	The proposal presents a façade of architectural integrity to the Pacific Highway, taking advantage of natural exposure of the location for the business.	Yes
<b>2.4 Design Safety and Security</b>		
Building design to incorporate CPTED principles	The development has been suitably designed in term of CPTED principles and will result in additional surveillance to the rear of businesses adjoining the proposal.	Yes
<b>2.5 Acoustic and Lighting Controls</b>		
Development to meet EPA Industrial Noise Policy	The proposal would not result in the creation of any industrial noise.	Yes
External lighting to be designed to comply with Australian standard.	Any external lighting would be compliant with the relevant requirements.	Yes
<b>2.6 Landscaping</b>		
Landscaping in accordance with Council's Landscape Policy	Landscape plans have been submitted for the proposal.	Yes
Landscaping to soften the visual impact of buildings	Comprehensive landscaping around the building and along the Pacific Highway frontage is proposed.	Yes
Retention and incorporation of existing site vegetation encouraged.	The existing vegetation is of poor amenity benefit. A comprehensive landscape plan that includes tree planting is proposed.	Yes
<b>2.7 Signage</b>		
No freestanding advertising signs shall be erected on vacant lots adjoining the Pacific Highway or between building alignment and Pacific Highway.	No signage is proposed to be provided for the proposal.	Yes
<b>2.8 Parking and Access</b>		
Site access to minimise impacts to users and neighbourhood amenity	Access to and from the proposal has being suitably located to ensure conflicts are reduced.	Yes
Carparking in accordance with Chapter 2.11	The proposal includes 349 spaces which exceeds the requirements.	Yes
Lots larger than 4,000m <sup>2</sup> to provide parking, loading and manoeuvring areas at rear of the site	The main parking area is to be provided at the side and rear of the existing building. The loading area is also to be provided at the rear of the site within the carpark.	Yes

Appropriate vehicle manoeuvring areas to be provided	The carpark area has been suitably designed to provide sufficient area for manoeuvring.	Yes
<b>2.9 Flooding</b>		
All development to comply with Council's Civil Guidelines and Chapter 3.3	The area of the site where the proposed development is located is not identified as flood prone land. The proposal would also not result in any downstream impacts as a result of the development.	Yes
<b>3.0 Specific Development Requirements</b>		
<b>3.1 Road Hierarchy and Layout</b>		
Road reserves shall have minimum width of 20 metres	The proposal does not include the construction of any new roads.	Yes
<b>3.2 Pacific Highway Setbacks</b>		
A 5m building line from the Pacific Highway shall apply to all development. Only driveways and landscaping to be provided within setback area.	Not applicable.	Yes
<b>3.3 Future Residential Amenity and Residential Uses</b>		
All noise levels at residential boundaries are to be appropriate	The proposed development is not located in sufficient proximity to nearby residential development that would create any noise to impact upon residential development.	Yes

**Assessment against SEPP 64 – Advertising and Signage**

<b>Requirement</b>	<b>Proposal</b>	<b>Complies?</b>
<b>1 Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is considered to be compatible with the area.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There are no particular themes for outdoor advertising in the area.	Yes
<b>2 Special areas</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage is a minor element on the façade of the building, is integrated into the built form and does not detract from the visual quality of the area.	Yes
<b>3 Views and vistas</b>		
Does the proposal obscure or compromise important views?	The proposed signage does not obscure any important views.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage will not dominate the skyline or reduce the visual quality of vistas.	Yes
Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not obscure any other signage.	Yes
<b>4 Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form is considered to be appropriate for the setting by maintaining a small size so as to not dominate the streetscape.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the streetscape by providing direction and identification for the ING building.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed signage is a simple clear size that does not increase clutter in the area.	Yes
Does the proposal screen unsightliness?	N/A – there is no specific unsightliness in the area to be screened.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage does not protrude above the building height or tree canopies in the landscaping along the front boundary.	Yes
<b>5 Site and building</b>		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is considered to be compatible with the proportion, scale and character of the building.	Yes
Does the proposal respect important features of the site or building, or both?	The proposed signage will not impact on the important features of the site or building.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage shows suitable innovation in relation to the building and site.	Yes
<b>6 Associated devices and logos with advertisements and advertising structures</b>		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No safety devices, platforms, lighting devices or logos have been designed as an integral part of the signage or structure.	Yes

<b>7 Illumination</b>		
Would the illumination result in unacceptable glare?	The proposed internal illumination will not result in glare	Yes
Would illumination affect safety for pedestrians, vehicle or aircraft?	The proposed illumination is at a sufficient height and angle above the public road that it would not affect safety.	Yes
Would illumination detract from the amenity of any residence or other form of accommodation?	There are no residences in proximity that would be affected by illumination.	Yes
<b>8 Safety</b>		
Would the proposal reduce the safety for any public road?	The proposed signage would not reduce the safety for any public road.	Yes
Would the proposal reduce the safety for pedestrians or cyclists?	The proposed signage would not reduce the safety for pedestrians or cyclists.	Yes
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not obscure any sightlines.	Yes



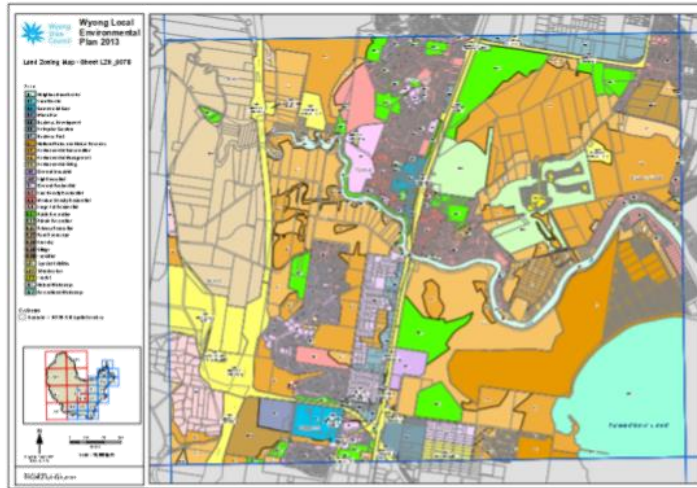
# ING Wyong Development

4 Dulmison Avenue  
Wyong

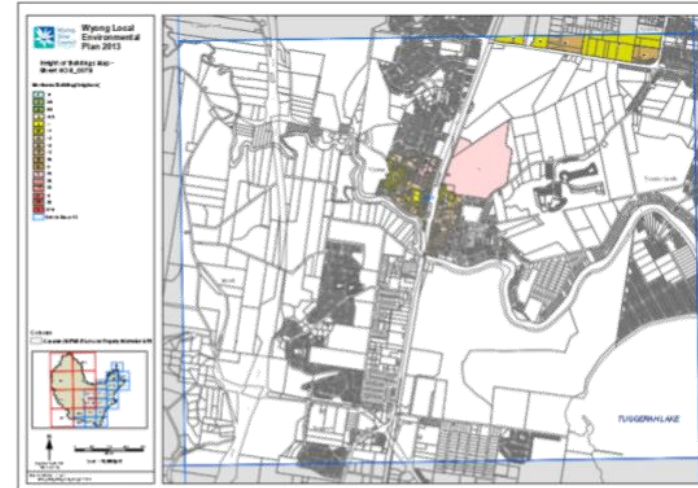
## Development Application

Drawing No.	Name	Revision
DA-0001	Coversheet	E
DA-0002	Planning Controls	B
DA-0003	Streetscape Analysis	B
DA-0004	Shadow Diagrams	B
DA-1001	Site Plan	E
DA-1002	Carpark Plan	F
DA-1101	Ground Floor Plan	E
DA-1102	Level 1 Plan	D
DA-1103	Level 2 Plan	D
DA-1104	Level 3 Plan	D
DA-1105	Roof Plan	D
DA-2001	North Elevation	D
DA-2002	South Elevation	D
DA-2003	East Elevation	E
DA-2004	West Elevation	D
DA-3001	Section A	B
DA-3002	Section B	B
DA-3501	Facade Section 1	C
DA-3502	Facade Section 2	B
DA-7001	Perspective View 1	D
DA-7002	Perspective View 2	B
DA-7501	Materiality	E
DA-7501	VIA View 1	A
DA-7502	VIA View 2	A





Land Zoning- B6 Enterprise Corridor



Height of Building - 12m



Floor Space Ratio - 0.8:1

**Council Requirements**

SITE AREA	= 82,590 sqm
ZONING	= B6 Enterprise Corridor
FSR	= 0.8:1
HOB	= 12m
ACID SULPHATE	= CLASS 5

**Lep Definitions**

**1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.
- To provide primarily for businesses along key corridors.

**2 Permitted without consent**

Nil

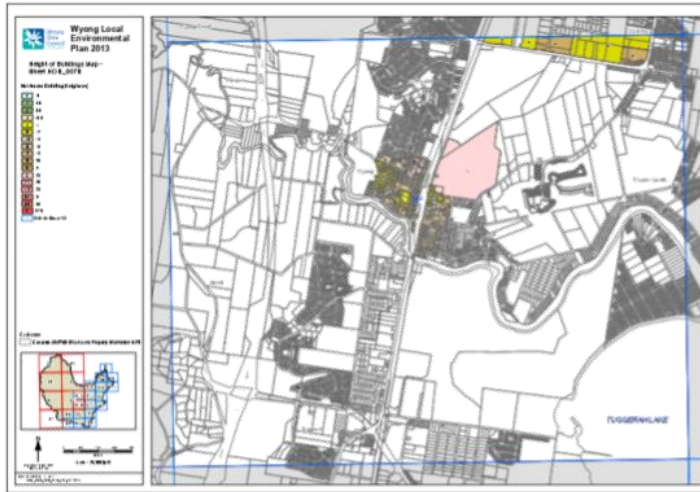
**3 Permitted with consent**

Bulky goods premises; Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Roads; Rural supplies; Serviced apartments; Sewage reticulation systems; Shop top housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water reticulation systems; Water storage facilities; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industries; Marinas; Mortuaries; Open cut mining; Residential accommodation; Resource recovery facilities; Retail premises; Rural industries; Sewerage systems; Tourist and visitor accommodation; Waste disposal facilities; Water supply systems; Wharf or boating facilities

Development Application



PROPOSED DEVELOPMENT

1 LEP BUILDING HEIGHTS

2 BUILDING HEIGHTS PLAN

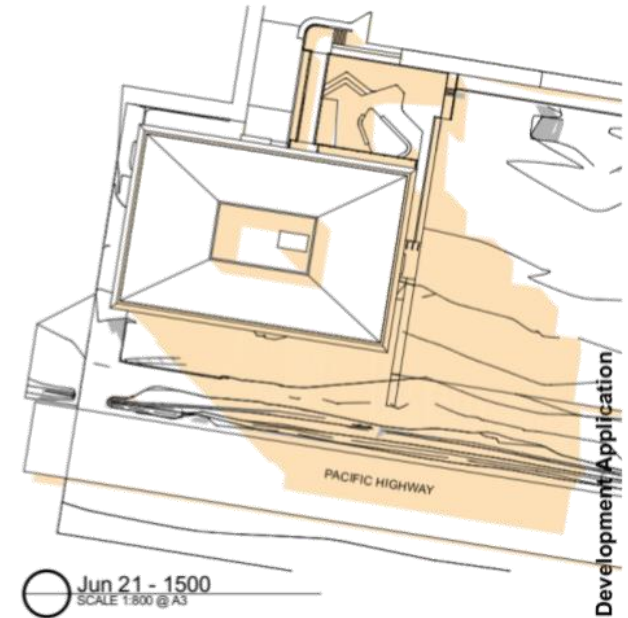
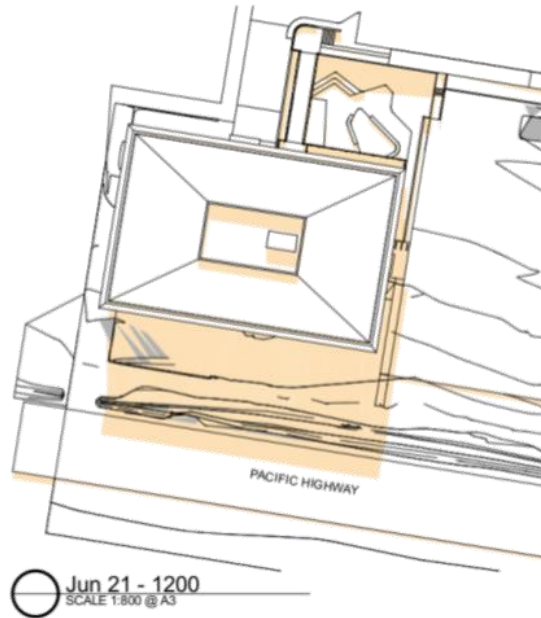
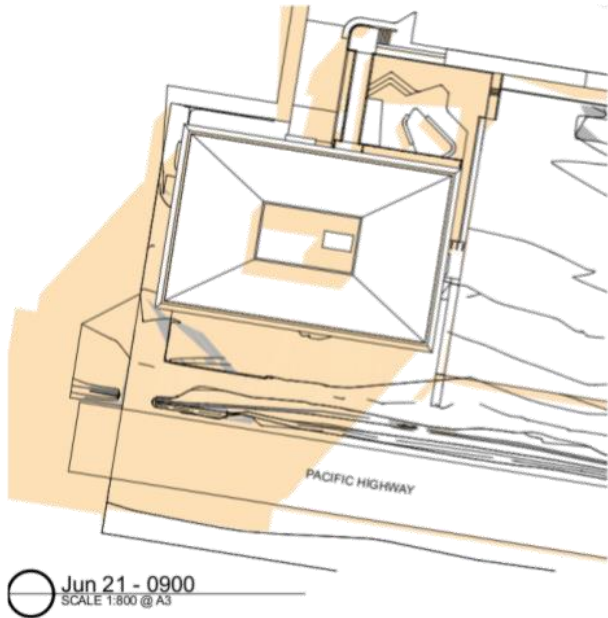
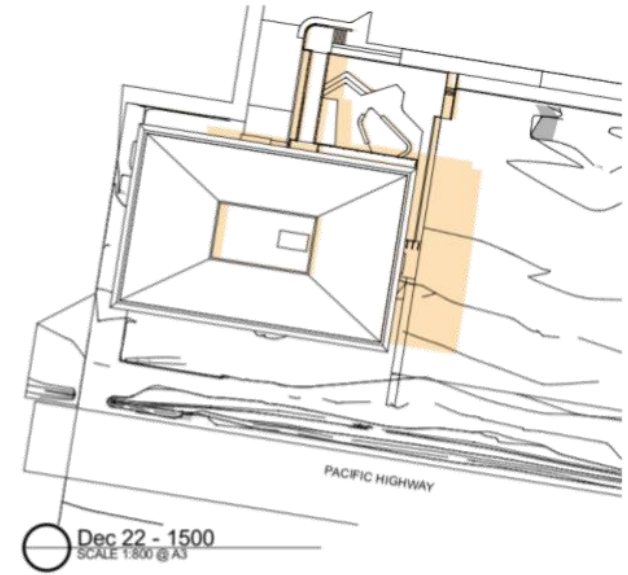
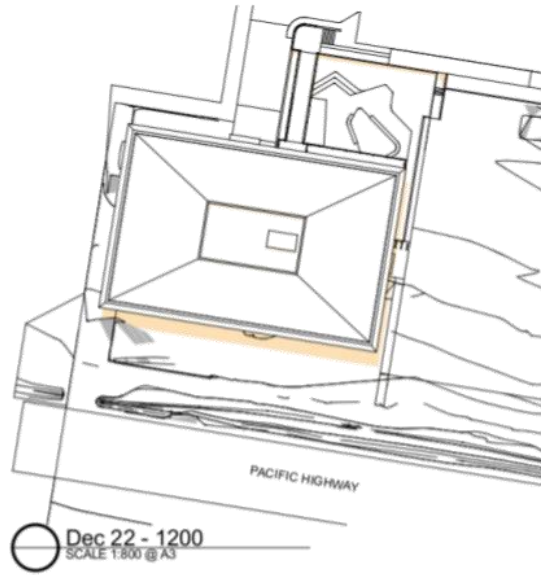
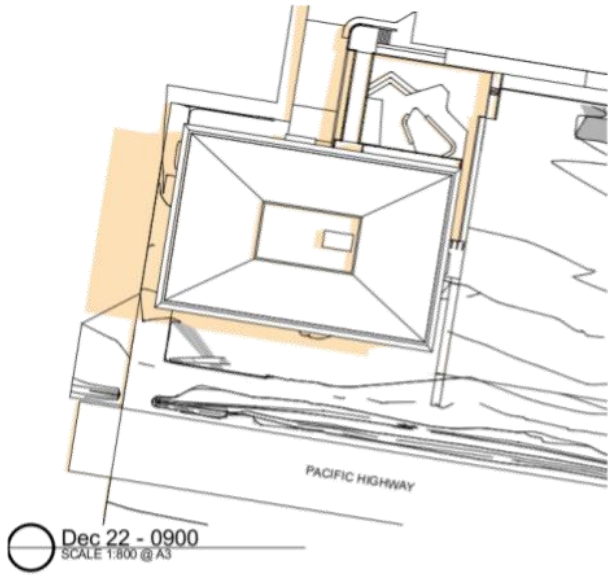


3 PACIFIC HIGHWAY ELEVATION

Development Application

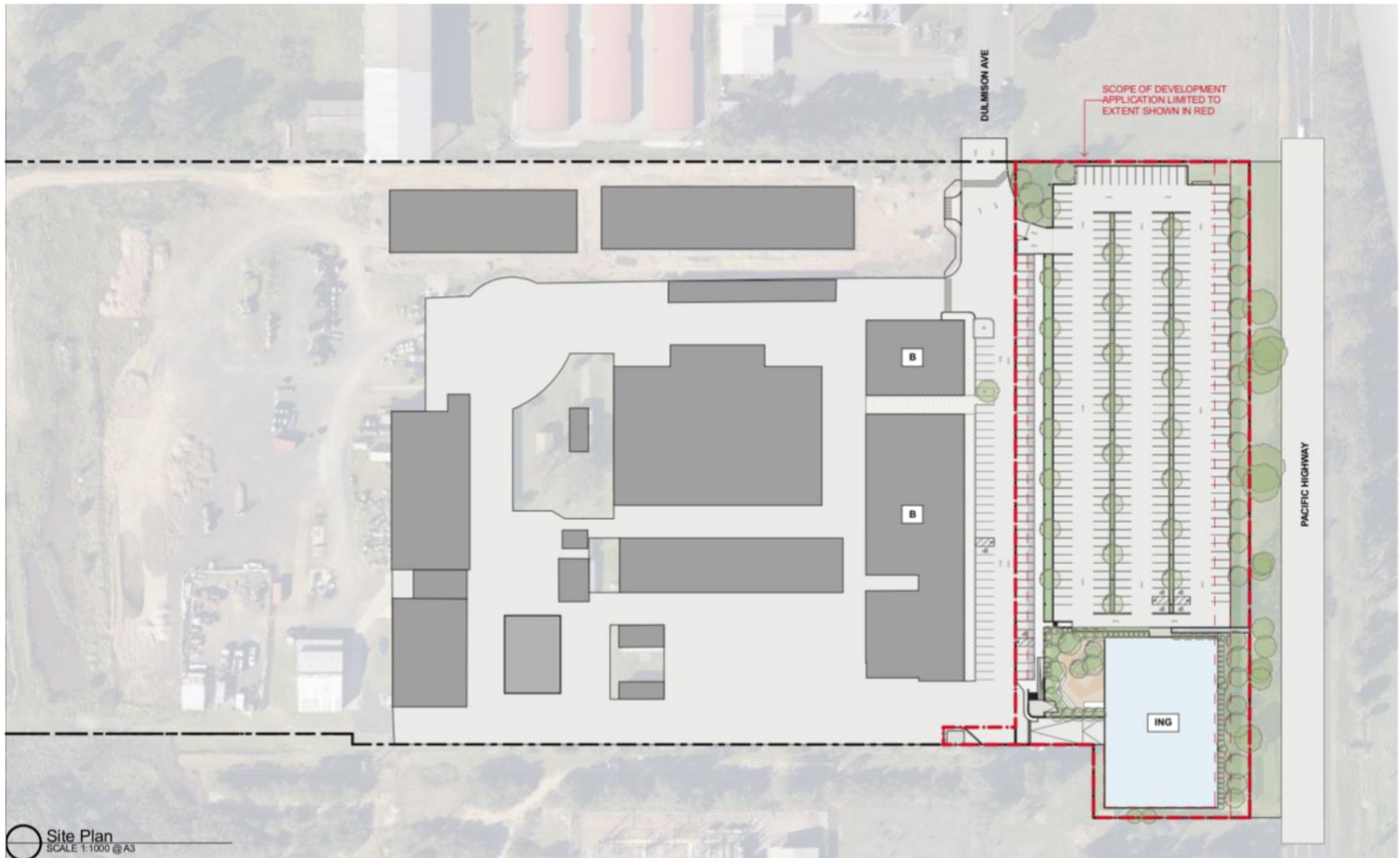






Development Application

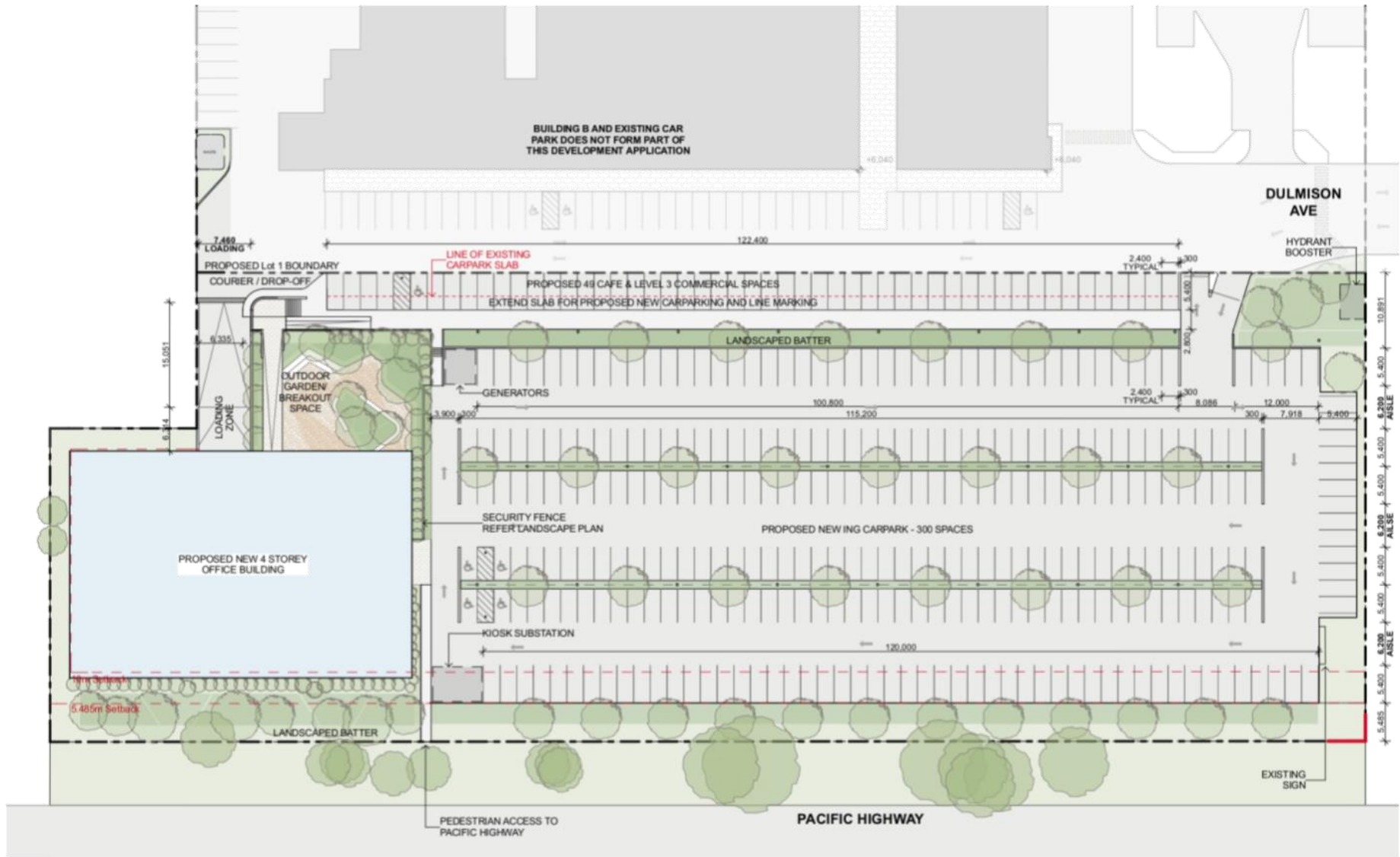




Site Plan  
SCALE 1:1000 @A3

Development Application

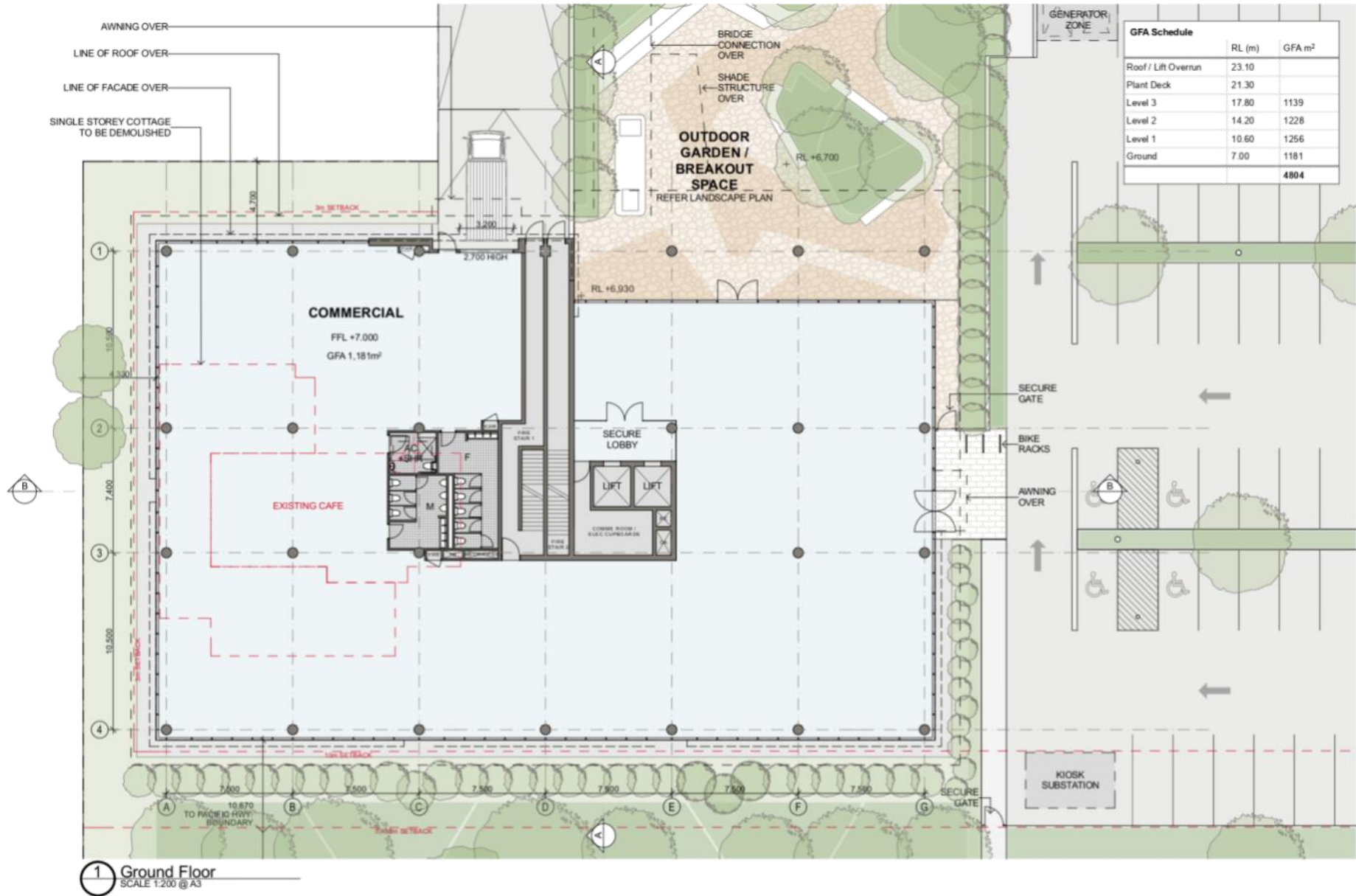
<b>CKDS ARCHITECTURE</b> PO Box 103 Wentworth NSW Australia Ph: 61 4353 2843 www.ckds.com.au	<b>ING Dulmison Avenue</b> 18146 4 Dulmison Ave, Wyong, NSW	<b>Site Plan</b> DA-1001 AS NOTED 17/04/2019	
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Development Application

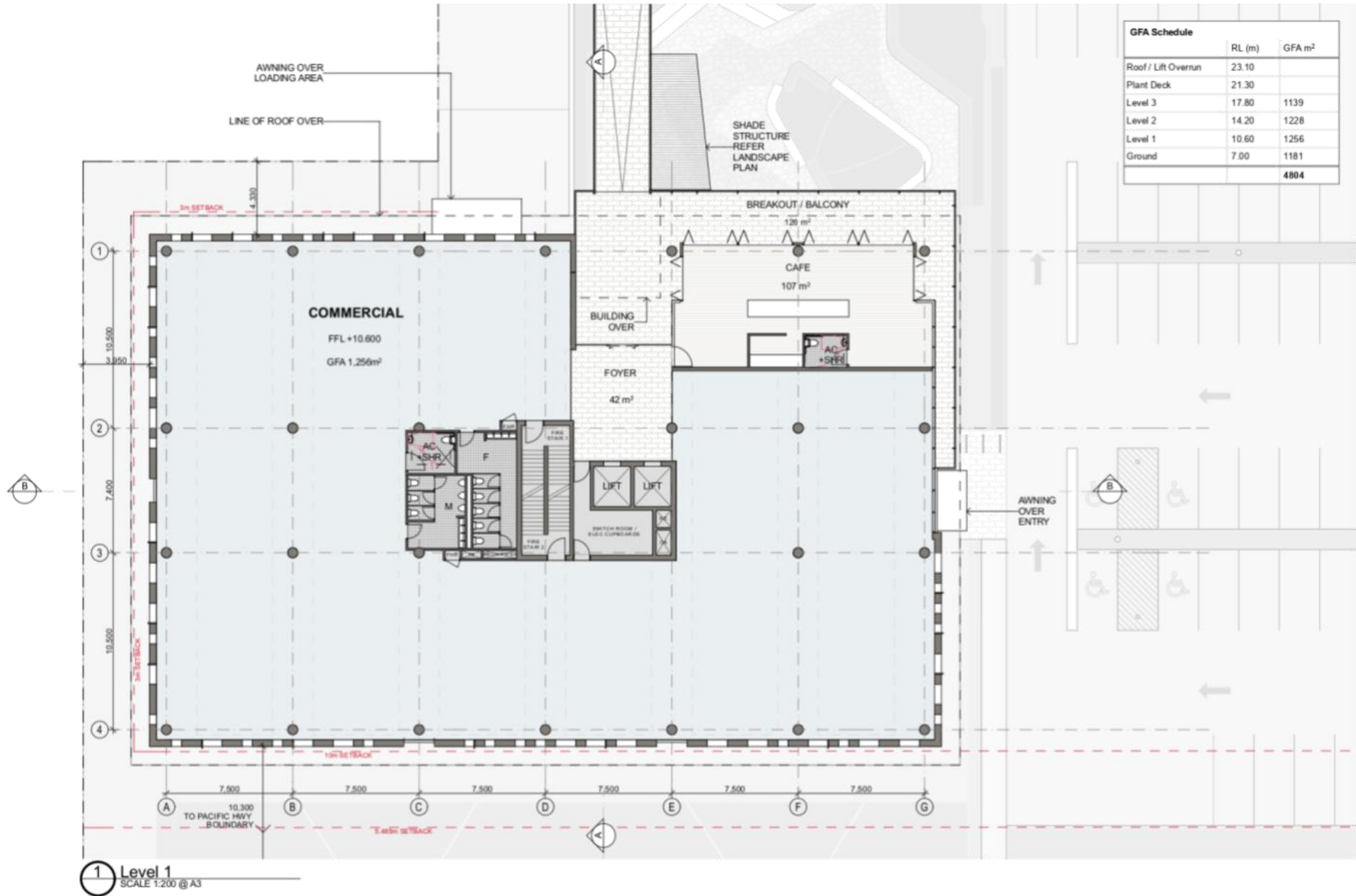
1 Carpark/Site Plan  
SCALE 1:500 @ A3

<p><b>CKDS ARCHITECTURE</b>                  PO Box 103                  Newcastle NSW Australia 1510                  Ph: 02 432 3843                  Fax: 02 4321 4811                  admin@ckds.com.au                  www.ckds.com.au</p>	<p><b>ING Dulmison Avenue</b>                  18146                  4 Dulmison Ave, Wyong, NSW</p>		<p><b>Carpark Plan</b>                  DA-1002                  AS NOTED 20/5/19                  G</p>
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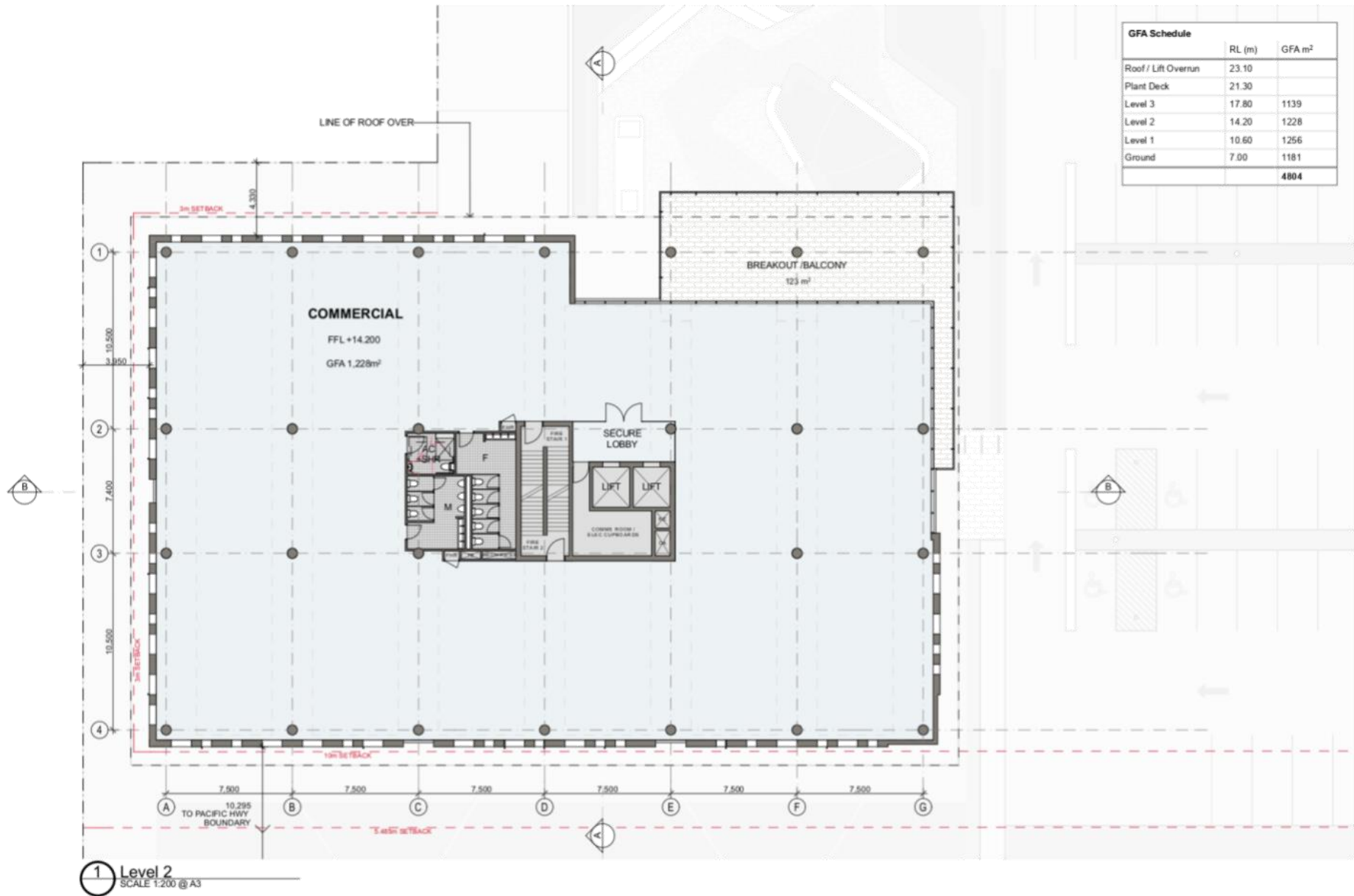
Development Application

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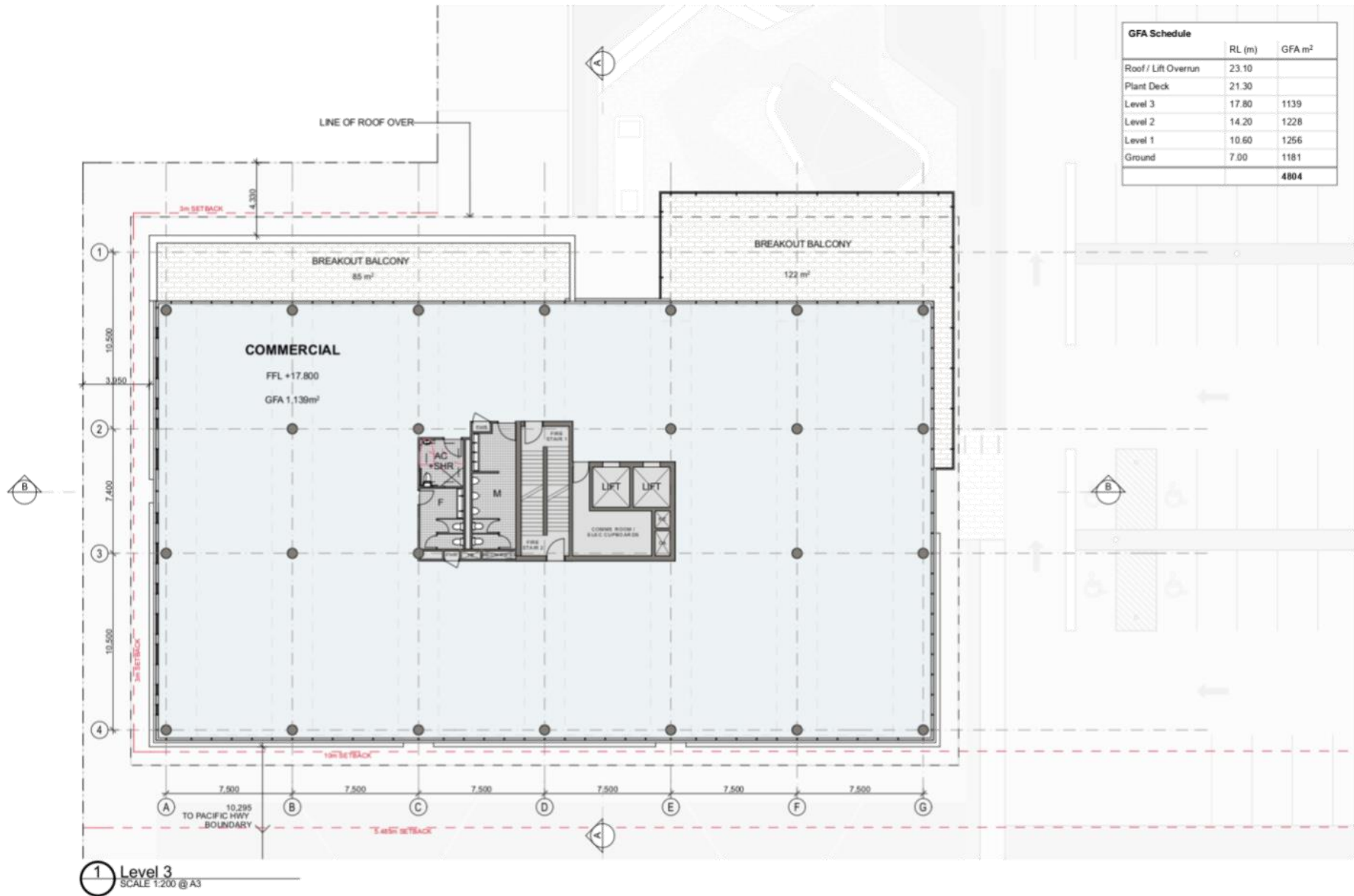
Development Application






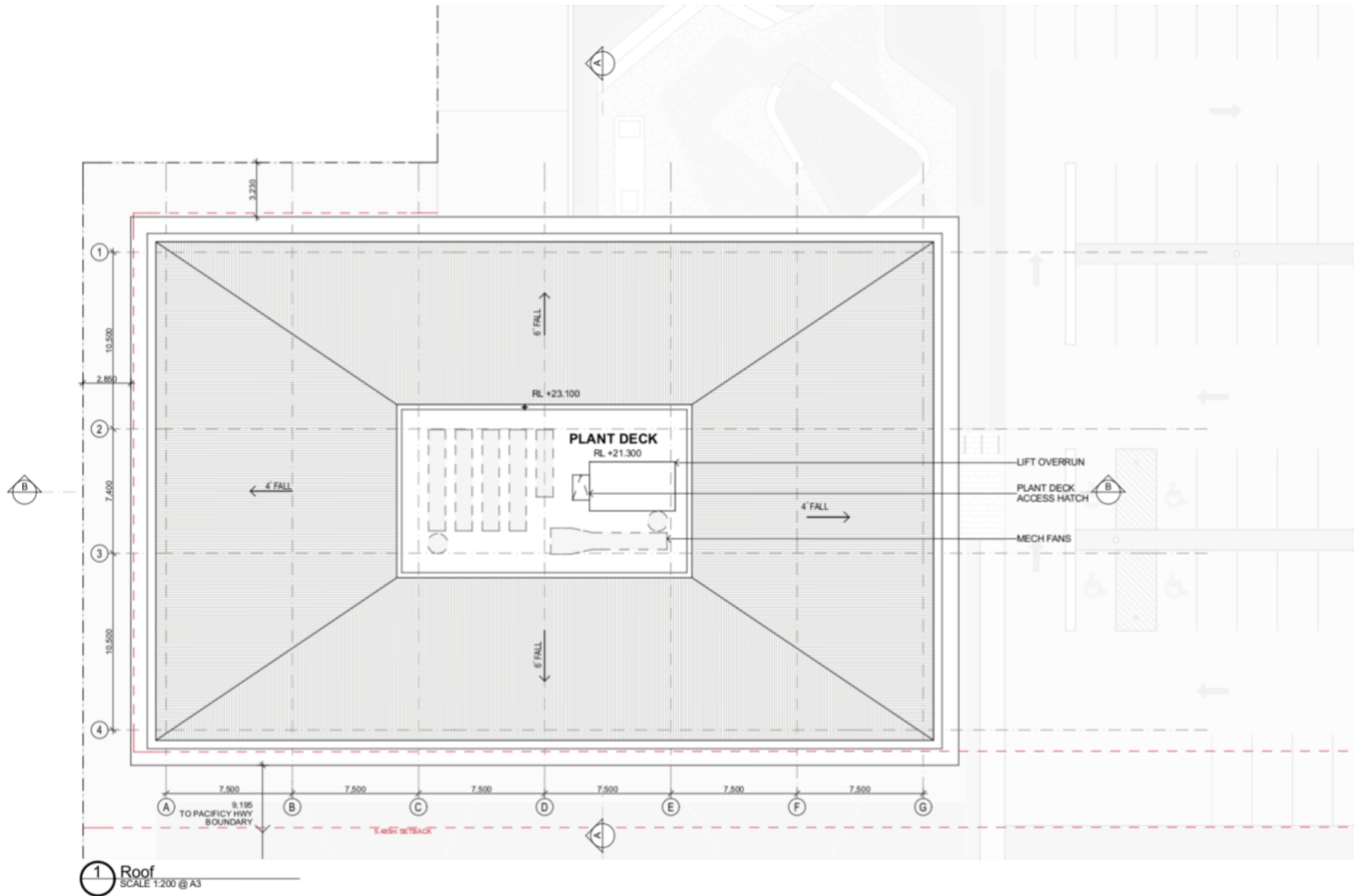
Development Application





Development Application

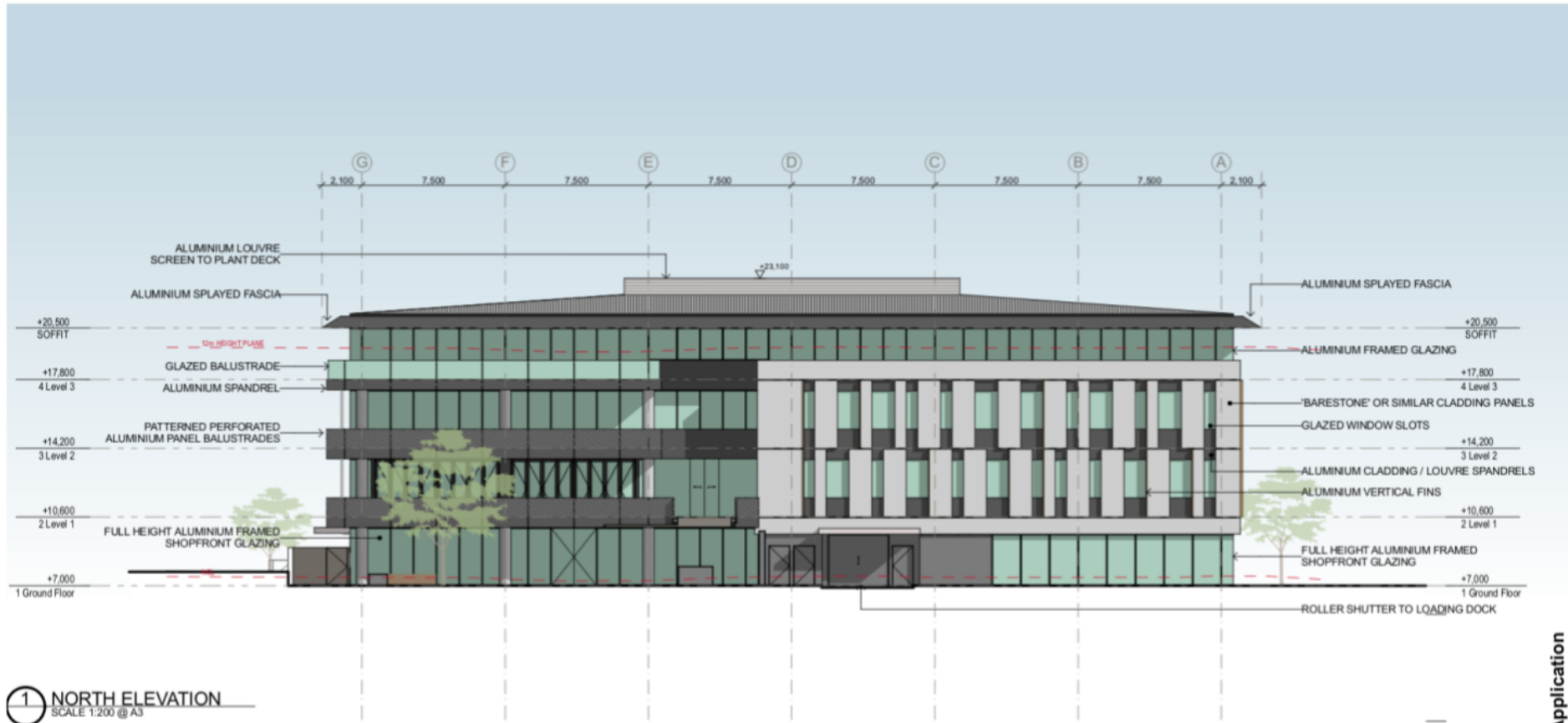
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Development Application



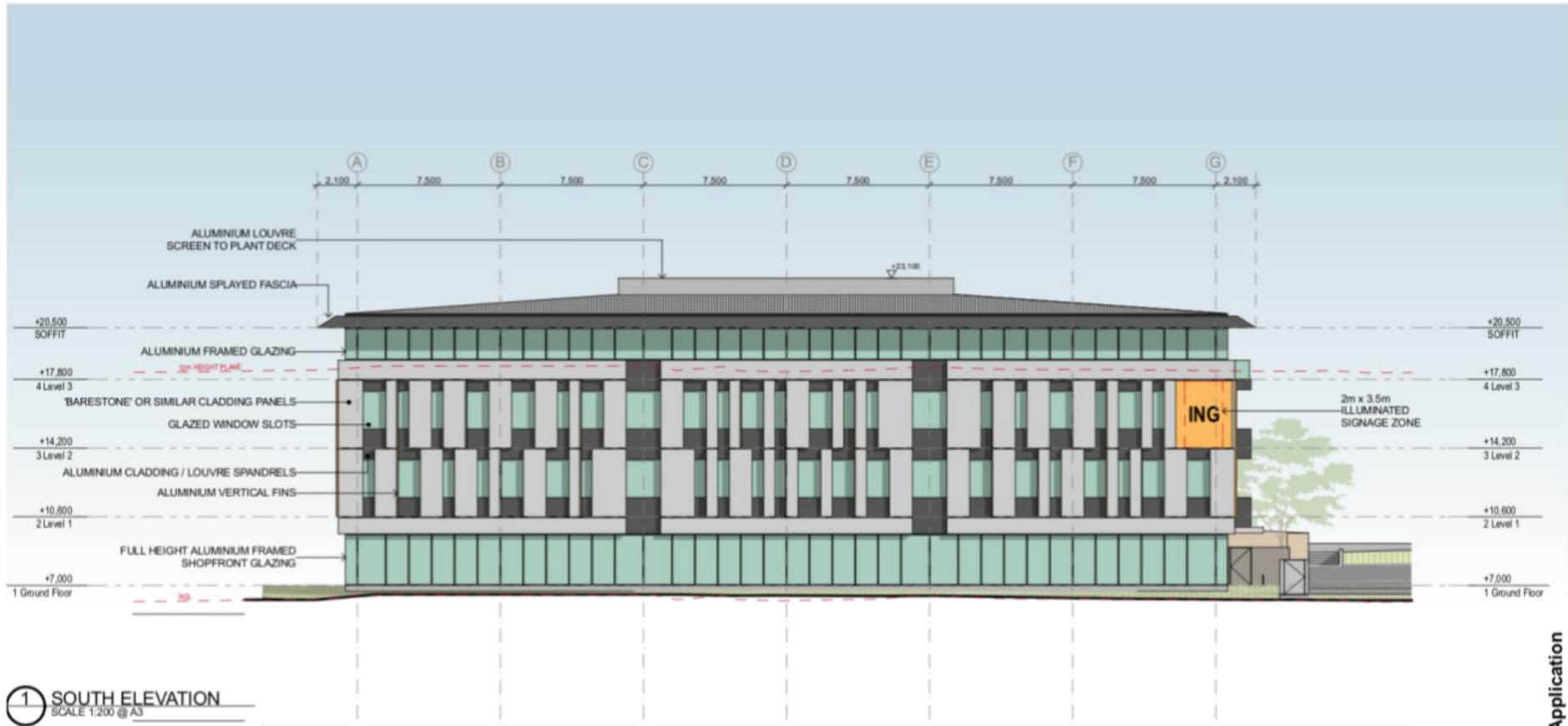




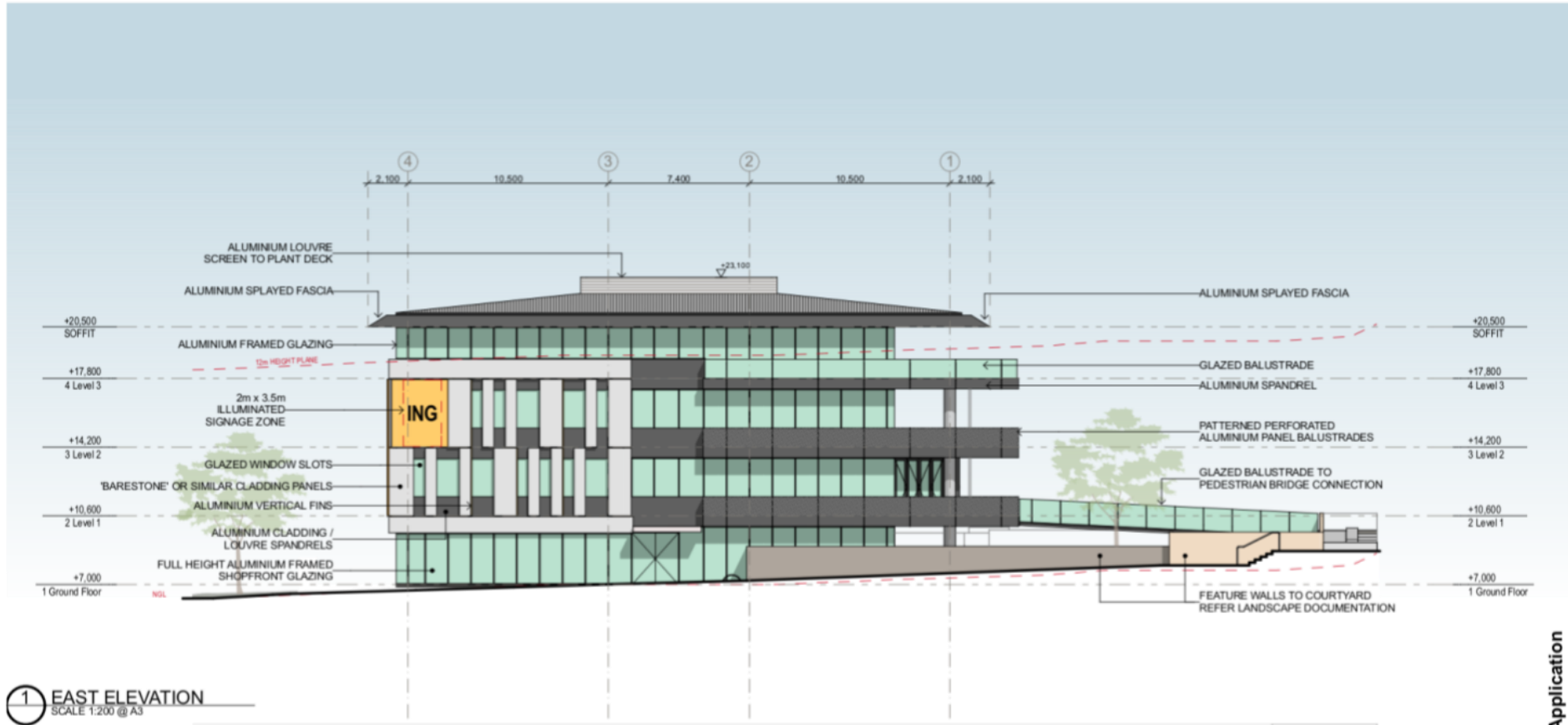
1 NORTH ELEVATION  
SCALE 1:200 @ A3

Development Application

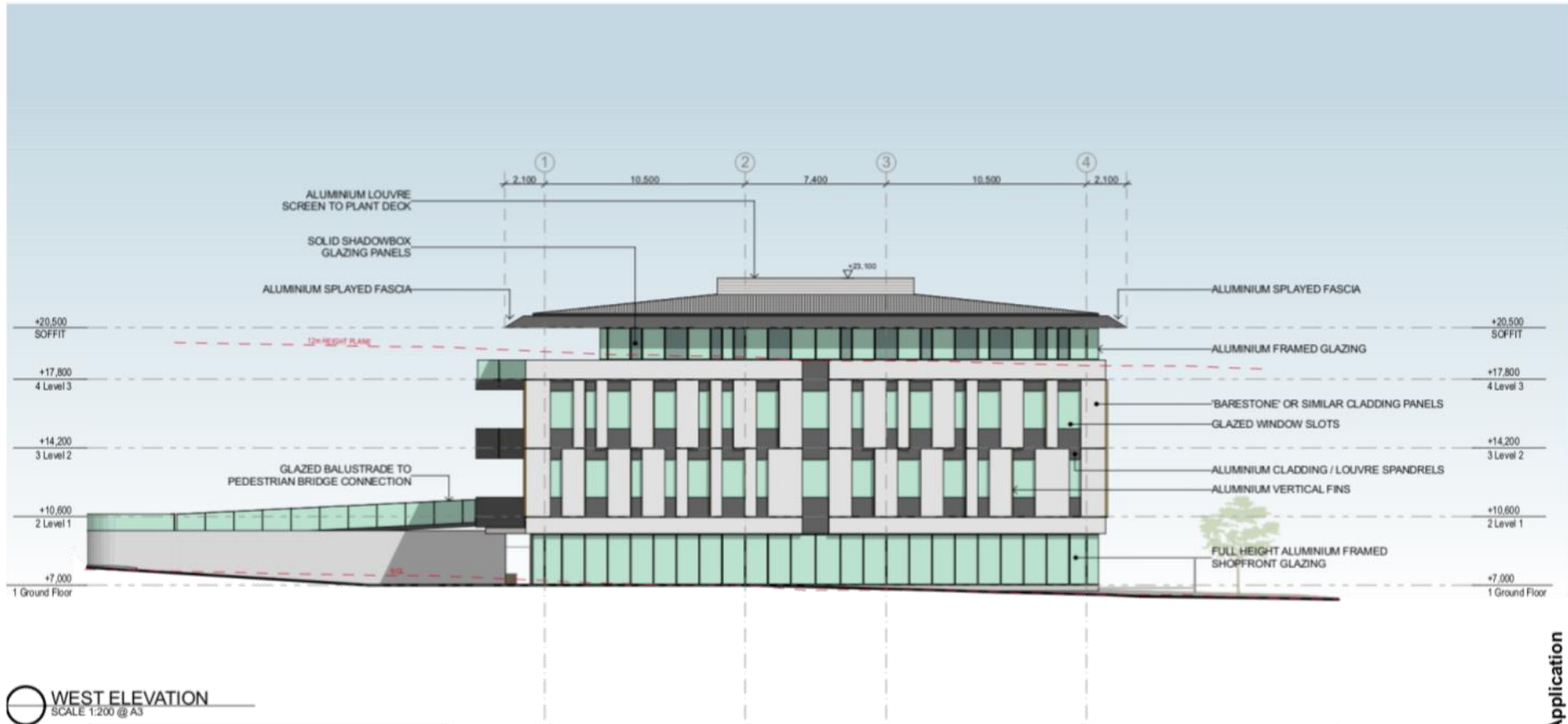
<p><b>CKDS ARCHITECTURE</b></p> <p>PO Box 103 Sydney NSW Australia NSW 1512 Ph: 61 432 3843 admin@ckds.com.au www.ckds.com.au</p>	<p>18146 4 Dulmison Ave, Wyong, NSW</p>	<p>North Elevation DA-2001 AS NOTED 15/04/2019</p>	
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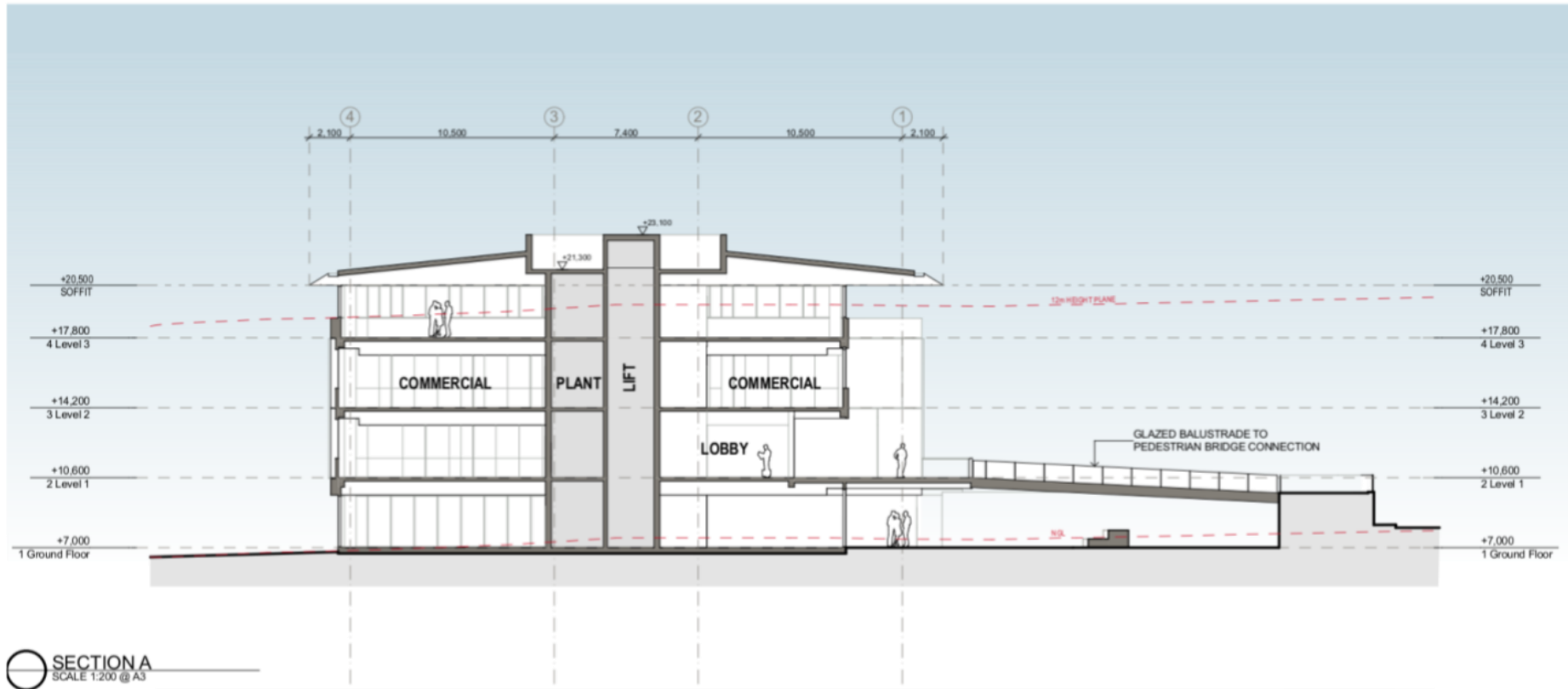
Development Application



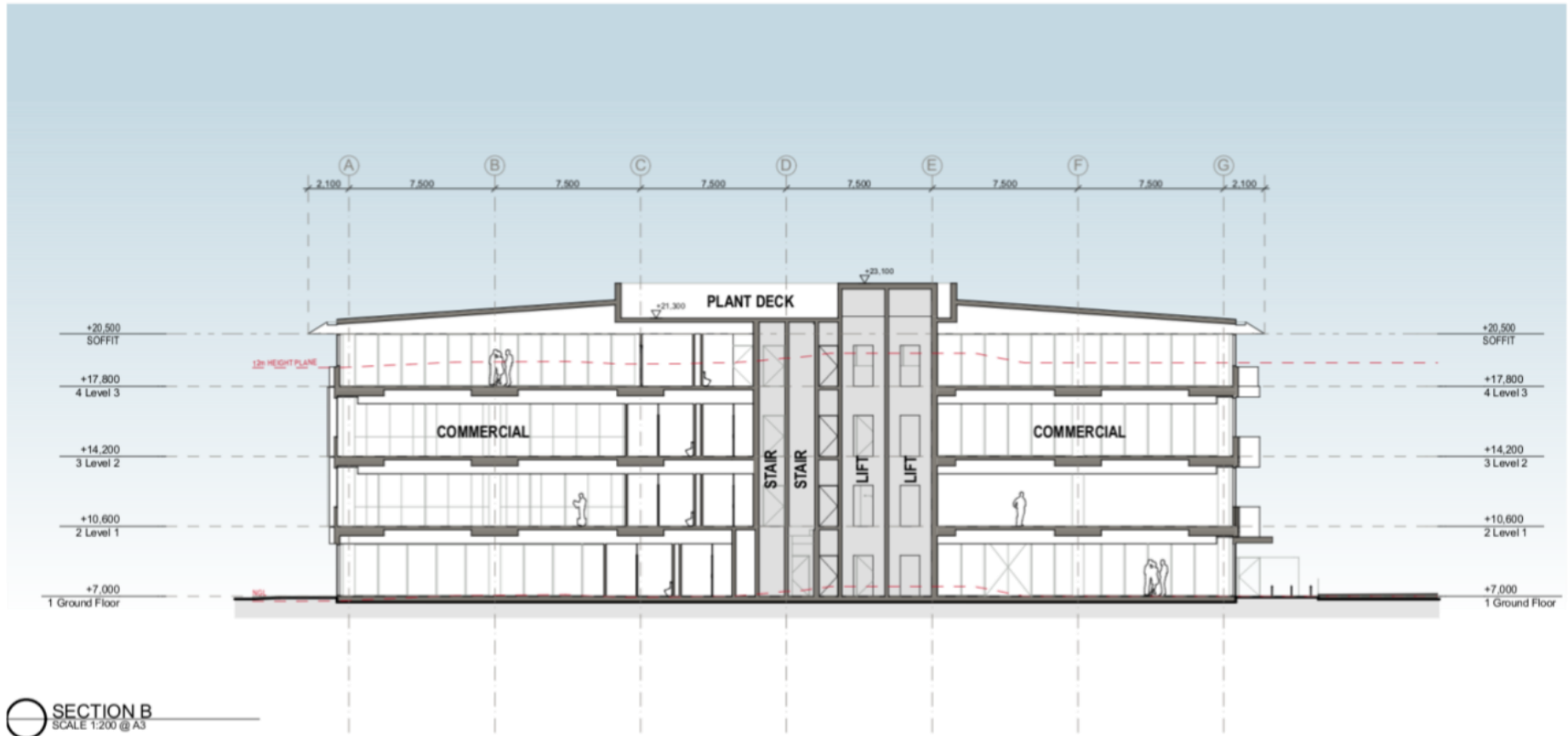
Development Application



Development Application



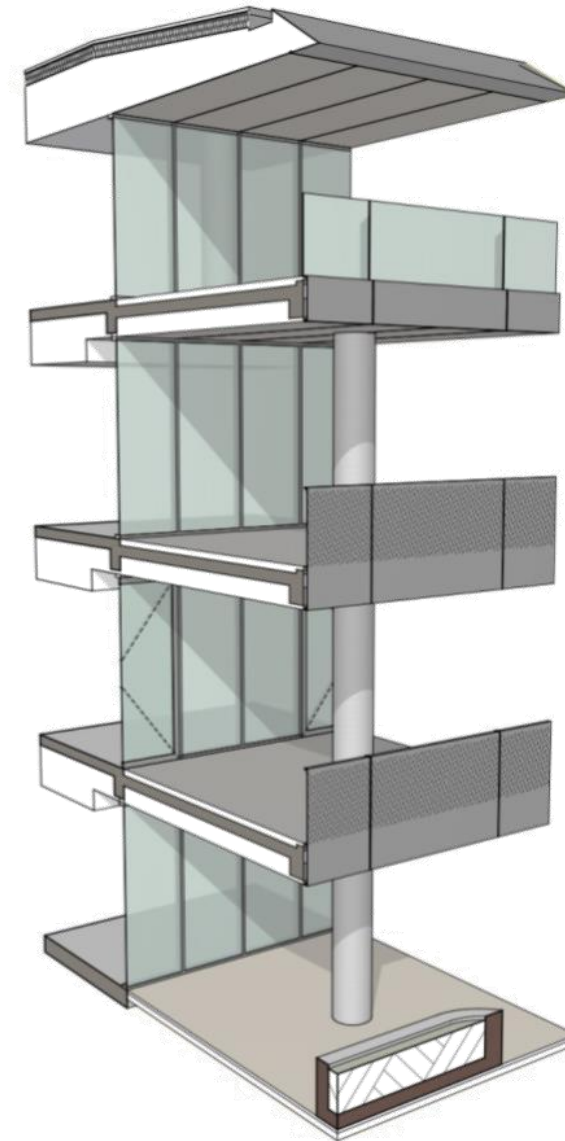
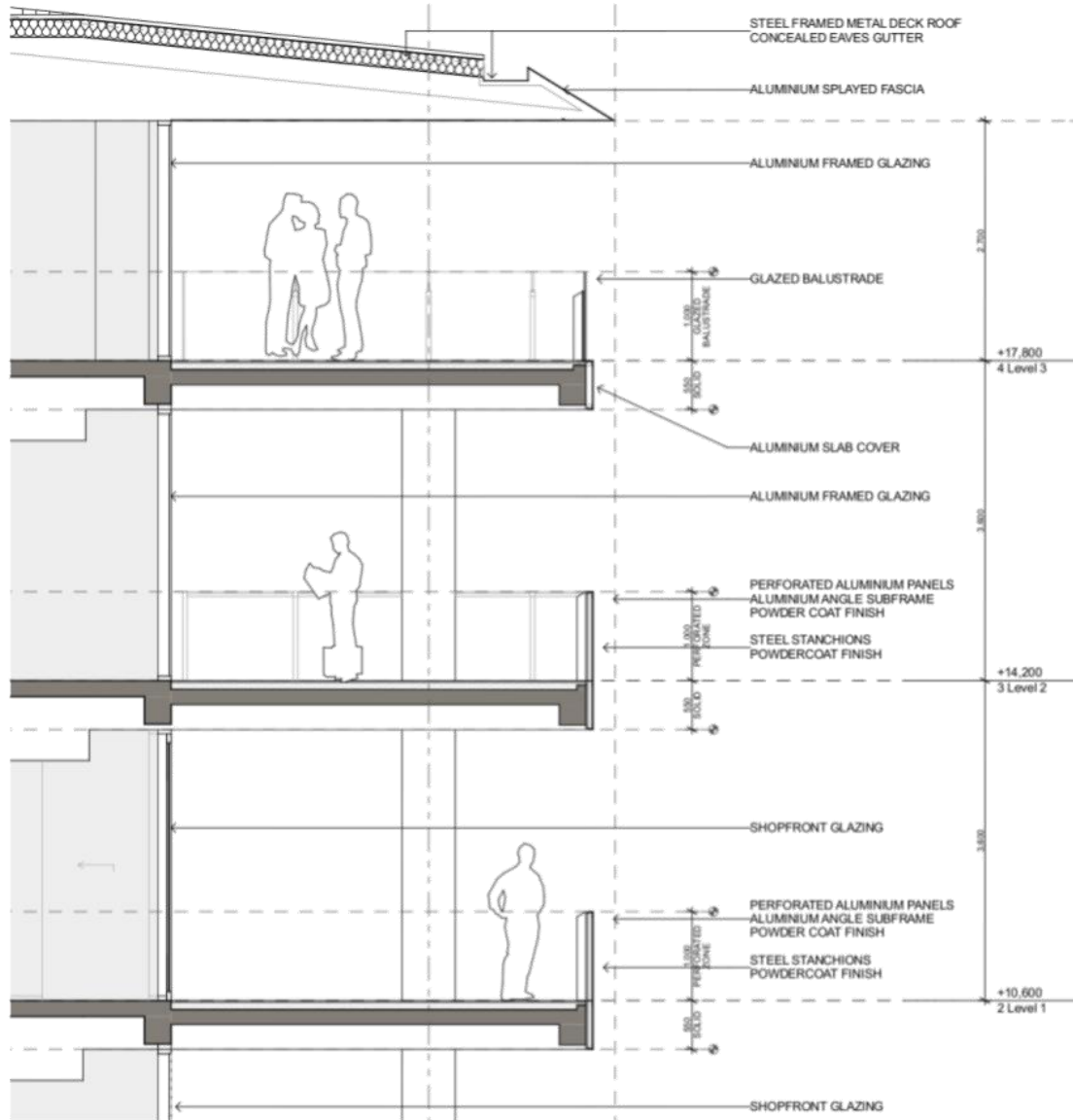
Development Application



SECTION B  
SCALE 1:200 @ A3

Development Application

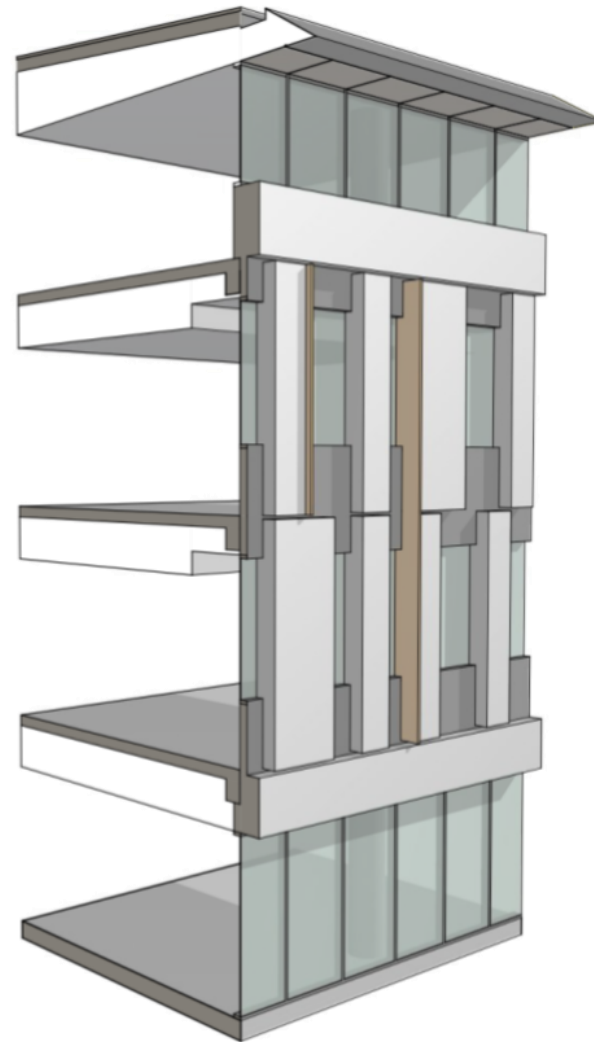
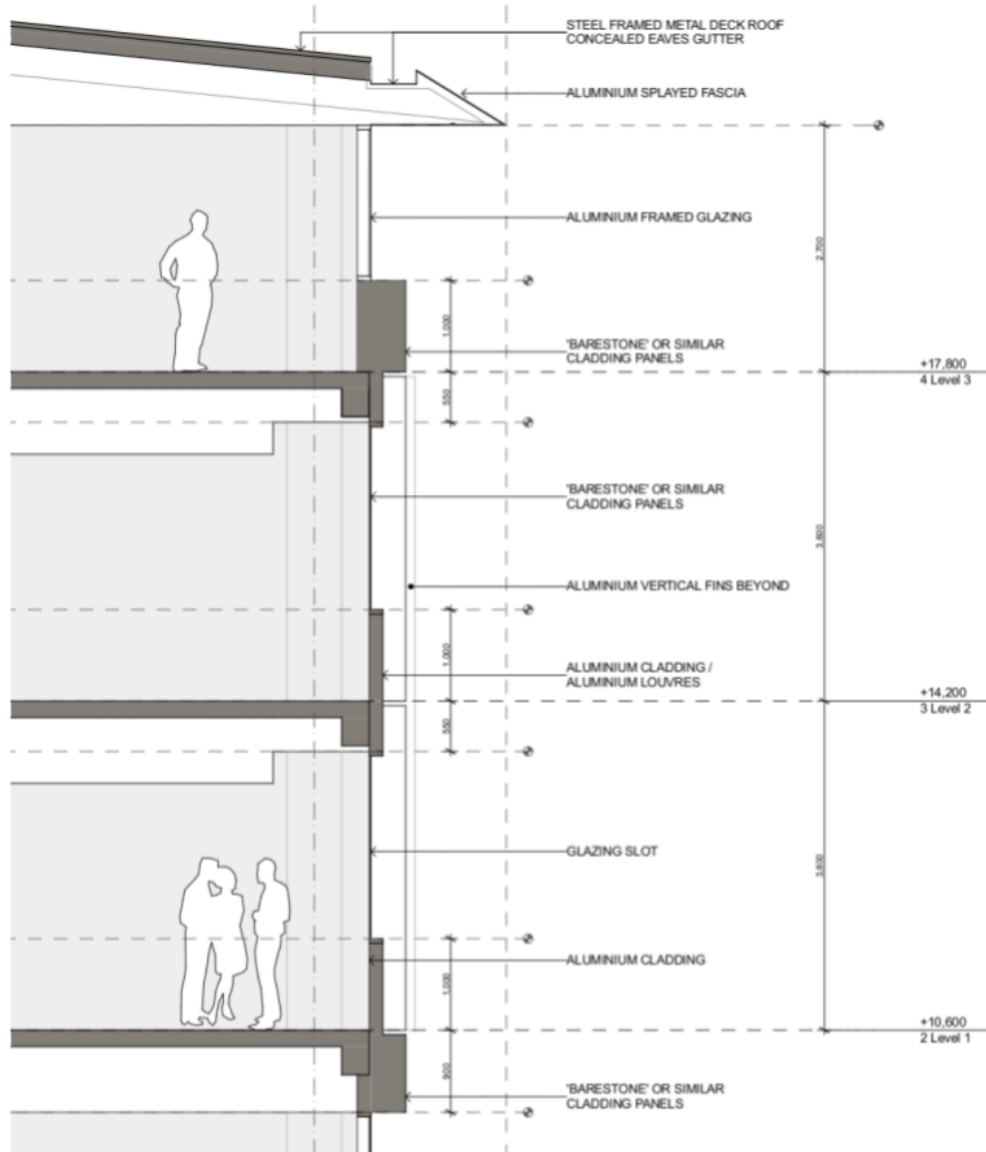
<p><b>CKDS ARCHITECTURE</b>                  PO Box 103                  Newcastle NSW Australia NSW 2311 AU                  Ph: 61 4323 3843 admin@ckds.com.au                  www.ckds.com.au</p>	<p>18146                  4 Dulmison Ave, Wyong, NSW</p>		<p>Section B                  DA-3002                  AS NOTED 15/04/2019                  B</p>
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Development Application

Section 1 - Typ Balcony  
SCALE 1:50 @ A3

<p><b>CKDS ARCHITECTURE</b>                  PO Box 103                  Newcastle NSW Australia NSW 1571 01 65                  Ph: 02 4323 2843                  admin@ckds.com.au                  www.ckds.com.au</p>	<p>18146                  4 Dulmison Ave, Wyong, NSW</p>		<p>Facade Section 1                  DA-3501                  AS NOTED 12/04/2019</p>
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Development Application

Section 2 - Typ Clad Facade  
SCALE 1:50 @ A3

<p><b>CKDS ARCHITECTURE</b></p> <p>PO Box 103 Newcastle NSW Australia NSW 2211 AU Ph: 61 4323 3643 admin@ckds.com.au www.ckds.com.au</p>	<p>18146 4 Dulmison Ave, Wyong, NSW</p>		<p>Facade Section 2 DA-3502 B AS NOTED 12/04/2019</p>
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○ North-East View

Artists impression by Osmosis Digital Studio

Development Application

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○ North-East View

Artists impression by Osmosis Digital Studio

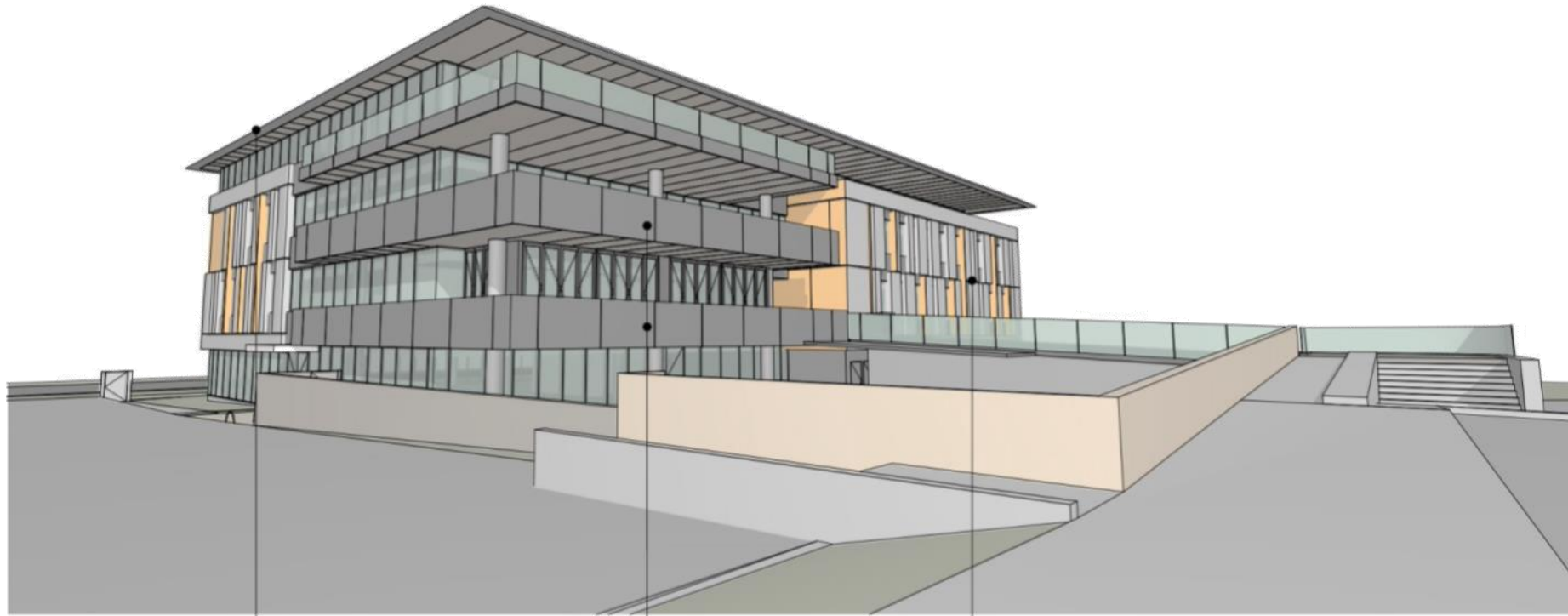
Development Application

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Sydney NSW Australia  
Ph: 02 4353 3843  
Fax: 02 9211 4811  
admin@ckds.com.au  
www.ckds.com.au

ING Dulmison Avenue  
18146  
4 Dulmison Ave, Wyong, NSW



Perspective View 2  
DA-7002 B  
AS NOTED 18/04/2019



**ROOF EDGE**  
- Folded aluminium fascia

**L1 & L2 BREAKOUT BALUSTRADES**  
- Patterned perforated aluminium balustrade

**CLAD FACADES**  
- Glazing slots  
- Aluminium panel cladding and louvre spandrels to window zones  
- Barestone or similar cladding panels



Development Application

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Visual Impact Assessment View 1 - Looking West along Pacific Highway

Image by Osmosis Digital Studio

Development Application

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○ Visual Impact Assessment View 2 - Looking East along Pacific Highway

Image by Osmosis Digital Studio

Development Application

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# GIBBENS ING COMMERCIAL DEVELOPMENT

APRIL 2019



LOCATION MAP



**Drawing Schedule**

Name	Drawing Number	Revision
Cover Sheet	L000	B
Landscape Master Plan	L101	G
Landscape Courtyard Plan	L102	D
Precedent Images	L201	C
Indicative Plant Schedule	L301	D

**Council Guidelines**

Central Coast Council

- Central Coast Council (former Wyong Shire) LEP 2014
- Central Coast Council (former Wyong Shire) DCP 2013; Chapter 6.11 North Wyong Enterprise Corridor and Industrial Precinct
- Chapter 6.11 Section 2.4 Design Safety and Security
- Chapter 6.11 Section 2.6 Landscaping
- Chapter 6.11 Section 2.8 Parking and Access
- Central Coast Council (former Wyong Shire) DCP 2013; Policy L1 Landscape Guidelines

**Site Description:**

The subject site is located at Lot 1 (DP1090455) and the street address is 4 Dulmison Avenue Wyong NSW and is situated adjacent to the Pacific Highway and is zoned B6 Enterprise Corridor of the Central Coast Council (former Wyong) LEP.

The existing topography of the site is sloping with a cross fall from the approximate high point RL 10.37 located on the north-east corner to the approximate low point RL 6.24 located in the south-west corner of the site with a fall of approximately 4.1 metres.

A weather board cottage currently being used as a cafe occupies #4 Dulmison Avenue with access from the Pacific Highway and a large car park is situated on the majority of the site with vehicle access from Dulmison Avenue. The existing building and car park will be demolished as part of this proposal. There are currently large expanses of hard paved areas associated with the car park and there is no little vegetation.

**Local Context/Character:**

The existing street character is a mix of commercial/light industrial buildings with the Wyong Golf Course opposite and large expanse of turf within the council verge.

The Pacific Highway has mature native street tree plantings and the street character is predominantly turf verge areas and concrete footpaths and turf verge areas located outside the commercial lots.

The only apparent infrastructure associated with the subject site is an open stormwater channel located on the north side of the Pacific Highway. The subject site is located in close proximity to the Wyong commercial precinct (located on Luca Road), Wyong Golf Club and the Wyong Railway Station.

**Proposed Development:**

The proposed development will include a four level, commercial building with a secure common open space courtyard located on the ground floor on the north side of the building. There is a large car park situated to the east of the proposed building and the driveway entry to this car park is located to the north-east corner of the site. Proposed shade trees have been located within the car park with consideration for proposed light poles and Wyong Councils DCP requirements.

The history of Wyong, in particular the milling of hardwood timber for the production of railway sleepers has been incorporated as part of the public art strategy for both the proposed building and courtyard. Recycled timber hardwood sleepers are to be implemented as part of the fence around the courtyard as well as landscape elements within the courtyard.

There are common open space areas associated with this development and are as follows:

**Common Open Space Area:**

The common open space area of this development will be located on the ground floor for communal use by all employees of this commercial building development.

The landscape intent for the common open space courtyard area will include the following:

- Feature tree planting in deep soil zones for shade and amenity,
- An external breakout space for activities such as lunch breaks, team building exercises, staff functions and communal barbecues etc,
- Smaller intimate spaces for gathering of smaller groups or individuals,
- External structures & furniture elements that include tiered seats, shade structure and bench seats,
- The courtyard open space area is located in an area that provides suitable solar access,
- Buffer planting and a solid feature wall to provide a physical separation between the courtyard open space area and the car park.

**Planting Design Strategy:**

The planting design strategy for this commercial building development is to include the following:

- Tree planting within appropriate deep soil zones to reduce bulk & scale of the development
- Evergreen tree planting to provide shade & amenity
- Deciduous tree planting to allow for solar access & seasonal change
- A broad planting palette to include a variety native species & exotic species to provide colour, texture, aroma & form

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause potential slip hazards
- Avoid planting species that are known for invasive root structure that may cause damage to existing infrastructure and damage paths & hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Shrub species, low and mass planted groundcovers, sizing & locations are to ensure that passive surveillance is maintained at building, carpark & driveway entries path and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) guidelines.

All proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering/maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

A drip line automatic irrigation system using stored water on site is proposed for all planting within the courtyard area.



**GIBBENS ING COMMERCIAL DEVELOPMENT**  
4 DULMISON AVE WYONG, NSW

1/28 Adelaide Street • PO Box 4400 • East Gosford • NSW 2250 • P: 02 4302 0477 • M: 0419 190 366 • ABN 12 129 231 269

DRAWING NAME  
COVER SHEET

CLIENT	GIBBENS GROUP	REVISION	B
PROJECT NO	19020	DATE	17.04.19
DRAWING NO	L000		
SCALE	NA		



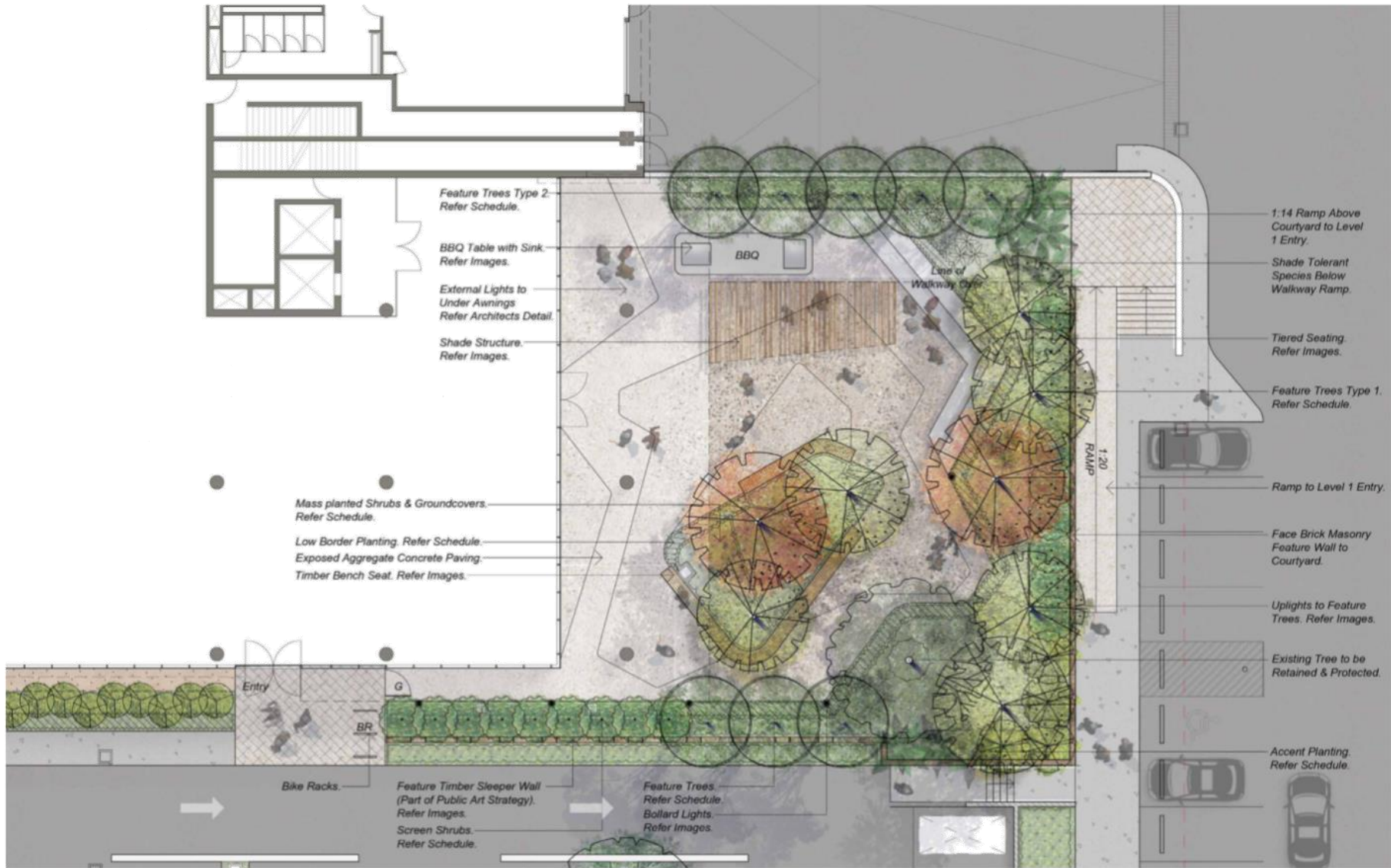
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DRAWING NAME  
**LANDSCAPE MASTER PLAN**



CLIENT GIBBENS GROUP REVISION G  
 PROJECT NO 19020 DATE 17.04.19  
 DRAWING NO L101  
 SCALE 1:250 @ A1 1:500 @ A3



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DRAWING NAME  
**LANDSCAPE COURTYARD PLAN**



CLIENT GIBBENS GROUP  
 PROJECT NO 19020  
 DRAWING NO L102  
 SCALE 1:75 @ A1  
 1:150 @ A3

REVISION D  
 DATE 17.04.19





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DRAWING NAME  
PRECEDENT IMAGES

CLIENT	GIBBENS GROUP	REVISION	C
PROJECT NO	19020	DATE	17.04.19
DRAWING NO	L201		
SCALE	NA		

Image	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Comments
<b>Car Park Trees</b>						
01	<i>Waterhousia 'Sweepers'</i>	Weeping Lilly Pilly	10	7	75L	Stakes and ties
	<i>Tristaniaopsis laurina</i>	Water Gum	12	5	75L	Stakes and ties
<b>Feature Trees Type 1</b>						
	<i>Corymbia citriodora</i> 'Scentuous'	Lemon-scented Gum	8	5	75L	Stakes and ties
	<i>Fraxinus griffithii</i>	Ash Tree	7	4	75L	Stakes and ties
02	<i>Ginkgo biloba</i>	Maidenhair Tree	9	5	75L	Stakes and ties
<b>Feature Trees Type 2</b>						
03	<i>Corymbia ficifolia</i> 'Orange Splendour'	Dwarf Flowering Gum	6	4-6	45L	Stakes and ties
04	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10	5	45L	Stakes and ties
05	<i>Lagerstroemia indica</i> x <i>L. fauriei</i>	Crepe Myrtle	4	3	75L	Stakes and ties
06	<i>Xanthostemon chrysanthus</i>	Golden Penda	8	5		
<b>Tall Screen Shrubs &gt; 1.5m</b>						
07	<i>Breynia cernua</i> 'Ironstone Range'	Coffee Bush	2	1.5	300mm	
	<i>Grevillea 'Honey Gem'</i>	Spider Flower Grevillea	4	3	300mm	
08	<i>Syzygium australe</i> 'Pinnacle'	Pinacle Narrow Lilly Pilly	7.5	1.5	300mm	
<b>Accent Plants</b>						
09	<i>Beschornia yuccoides</i>	Mexican Lily	1.5	1.5	200mm	
10	<i>Critium pectunculatum</i>	Swamp Lily	1.5	1.5	200mm	
11	<i>Doranythos acutata</i>	Gymea Lily	4	3	200mm	
	<i>Sansevieria trifasciata</i>	Vipers Bowstring	0.7	0.5	200mm	
<b>Shrubs &lt; 1.5m</b>						
12	<i>Leucodendron cordifolium</i> 'Scarlett Ribbon'	Pin Cushion	1.5	1.5	200mm	
13	<i>Rhaphelepis indica</i> 'Snow Maiden'	Indian Hawthorn	0.75	0.5	200mm	
	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2	1.2	200mm	
<b>Mass Planted Groundcovers</b>						
14	<i>Alternanthera dentata</i> 'Little Ruby'	Little Ruby	0.5	0.5	140mm	
15	<i>Angozanthus 'Ruby Velvet'</i>	Ruby Velvet Kangaroo Paw	0.4	0.3	140mm	
	<i>Convolvulus oneorum</i>	Silver Bush	0.5	1	140mm	
16	<i>Crysocephalum apiculatum</i>	Yellow Buttons	0.5	0.5	140mm	
17	<i>Dichondra repens</i>	Kidney Weed	0.1	1	140mm	
18	<i>Liriope muscari</i> 'Isabella'	Isabella Fine Leaf Liriope	0.4	0.5	140mm	
	<i>Myoporum parviflorum</i> 'Yareena'	Yareena Creeeping Boobialla	0.1	1	140mm	
19	<i>Neomarica gracilis</i>	Walking Iris	0.5	0.5	140mm	
20	<i>Westringia 'Mundi'</i>	Mundi	1.5	0.5	140mm	
	<i>Viola hederacea</i>	Native Violet	0.1	0.3	140mm	
<b>Low Border Planting</b>						
21	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	140mm	
	<i>Lomandra confertifolia</i> 'Wingarra'	Lomandra Wingarra	0.4	0.6	140mm	
<b>Cascading Planting</b>						
	<i>Casuarina glauca</i> 'Cousin It'	Cousin It	0.3	1	140mm	
	<i>Hardenbergia violacea</i> 'Meema'	Meema Snake Vine	0.5	2	140mm	
22	<i>Rosmarinus officinalis</i> 'Blue Lagoon'	Blue Lagoon Rosemary	0.3	1	140mm	
<b>Shade Tolerant Planting</b>						
	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	140mm	
	<i>Blechnum nudum</i>	Flatbone Water Fern	0.7	0.5	140mm	
23	<i>Macrozamia communis</i>	Burnswang	1	1.5	140mm	
24	<i>Pholidendron 'Kanadu'</i>	Kanadu Dwarf Philodendron	0.8	0.8	140mm	
<b>Climbers</b>						
25	<i>Cissus antarctica</i>	Kangaroo Vine	6		140mm	
	<i>Pandorea jasminoides</i>	Bower of Beauty	5		140mm	
	<i>Pyrostegia venusta</i>	Orange Trumpet Vine	10		140mm	

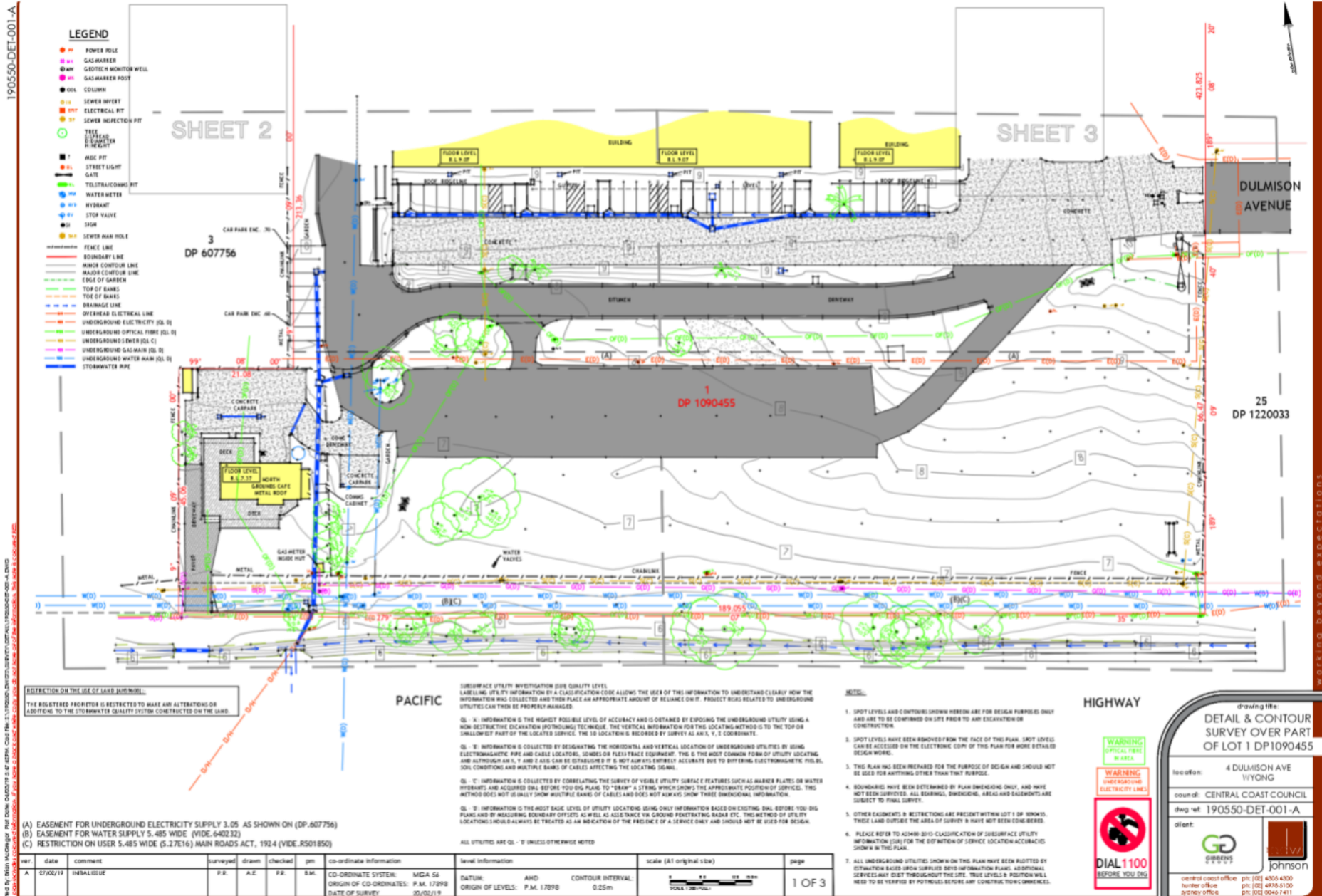


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DRAWING NAME  
INDICATIVE PLANT SCHEDULE

CLIENT GIBBENS GROUP REVISION D  
PROJECT NO 19020 DATE 17.04.19  
DRAWING NO L301  
SCALE NA



190550-DET-001-A

**LEGEND**

- 77 POWER POLE
- 41 GAS WABBER
- 40H GEOTECH MONITOR WELL
- 41 GAS WABBER POST
- 00L COLUMN
- 100 SEWER INVERT
- 00T ELECTRICAL FIT
- 30T SEWER INSPECTION PIT
- 000 TREE
- 000 TYPICAL TREE HEIGHT
- 7 MISC PIT
- 00L STREET LIGHT
- 00L GATE
- 00L TEL/TRA/COMM-FIT
- 00L WATER METER
- 00L HYDRANT
- 00L STOP VALVE
- 00L SIGN
- 30V SEWER MAIN HOLE
- FENCE LINE
- BOUNDARY LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- EDGE OF GARDEN
- TOP OF BANK
- TOE OF BANK
- DRAINAGE LINE
- OVERHEAD ELECTRICAL LINE
- UNDERGROUND ELECTRICITY (0L 0)
- UNDERGROUND OPTICAL FIBRE (0L 0)
- UNDERGROUND SEWER (0L C)
- UNDERGROUND GAS MAIN (0L 0)
- UNDERGROUND WATER MAIN (0L 0)
- STORMWATER PIPE

SUBSURFACE UTILITY INVESTIGATION (SUI) QUALITY LEVEL LABELING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THE INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROXIMATE AMOUNT OF RELIANCE ON IT. PROJECT RISK RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

QL 'X' INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED BY EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE LOCATION (POT-HOLE) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATION METHOD IS TO THE TOP OR SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORD BY SURVEY AS A 4D, X, Y, Z COORDINATE.

QL 'Y' INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PULSE AND CABLE LOCATOR, SONAR OR FLEET TRACE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y AND Z COORD CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELD, SOIL COMPOSITION AND MULTIPLE BARRIERS OF CABLES AFFECTING THE LOCATING SIGNAL.

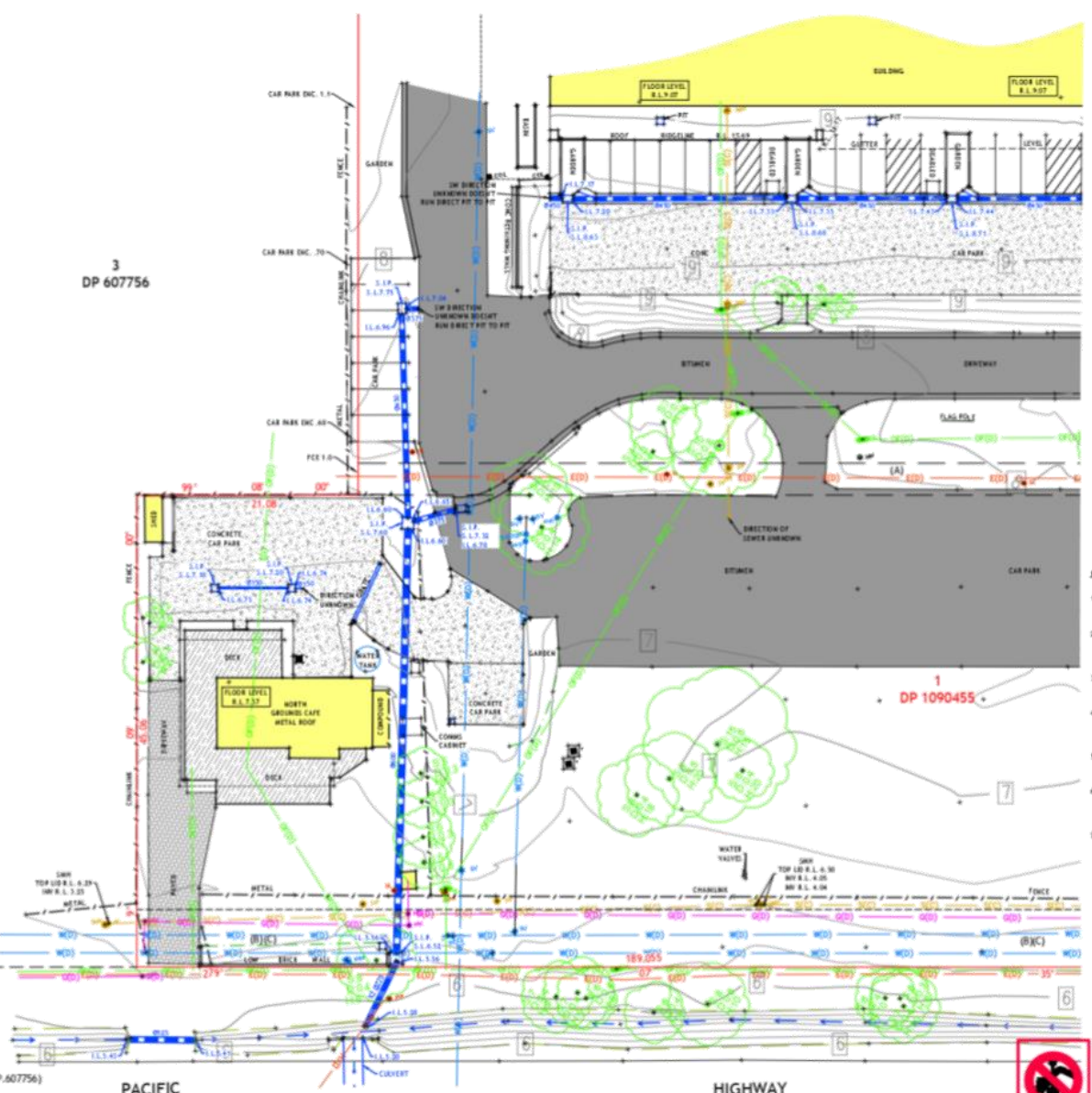
QL 'C' INFORMATION IS COLLECTED BY COMBINING THE SURVEY OF VISIBLE UTILITY SERVICES (E.G. AS BARRED PLATES OR WATER HYDRANTS) AND ACCURATE DATA BEFORE YOU DIG PLANS TO "BRAMP" A LISTING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BARRIERS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION.

QL 'V' INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATING USING ONLY INFORMATION BASED ON EXISTING DATA BEFORE YOU DIG PLANS AND BY MEASURING BOUNDARY OFFSETS AS WELL AS ASSISTANCE OR GROUND PENETRATING RADAR ETC. THE METHOD OF UTILITY LOCATING SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN.

ALL UTILITIES ARE QL 'V' UNLESS OTHERWISE NOTED

- (A) EASEMENT FOR UNDERGROUND ELECTRICITY SUPPLY 3.05 AS SHOWN ON (DP.607756)
- (B) EASEMENT FOR WATER SUPPLY S.485 WIDE (VIDE A40232)
- (C) RESTRICTION ON USER S.485 WIDE (S.27E14) MAIN ROADS ACT, 1924 (VIDE.R501850)

ver	date	comment	surveyed	drawn	checked	gsm	co-ordinate information	level information	scale (at original size)	page
A	27/02/19	INITIAL ISSUE	P.R.	A.Z.	P.R.	S.M.	CO-ORDINATE SYSTEM: MICA 54 ORIGIN OF CO-ORDINATES: P.M. 17890 DATE OF SURVEY: 20/02/19	DATUM: AND ORIGIN OF LEVELS: P.M. 17890 CONTOUR INTERVAL: 0.25m	SCALE 1:500	2 OF 3



- NOTES:**
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  2. SPOT LEVELS HAVE BEEN REMOVED FROM THE FACE OF THE PLAN. SPOT LEVELS CAN BE ACCESSED ON THE ELECTRONIC COPY OF THIS PLAN FOR MORE DETAILED DESIGN WORK.
  3. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF DESIGN AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.
  4. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED. ALL BEARING, DIMENSIONS, AREAS AND STATEMENTS ARE SUBJECT TO FINAL SURVEY.
  5. OTHER EASEMENTS & RESTRICTIONS ARE PRESENT WITHIN LOT 1 DP 1090455. THESE LAND OUTSIDE THE AREA OF SURVEY & HAVE NOT BEEN CONSIDERED.
  6. PLEASE REFER TO ASHWIN 2015 CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI) FOR THE DEFINITION OF SERVICE LOCATION ACCURACIES SHOWN IN THIS PLAN.
  7. ALL UNDERGROUND UTILITIES SHOWN ON THE PLAN HAVE BEEN PLOTTED BY ESTIMATION BASED UPON SUPPLIER'S DATA INFORMATION PLANS. ADDITIONAL SERVICES MAY EXIST THROUGHOUT THE SITE. TRUE LEVELS & POSITIONS WILL NEED TO BE VERIFIED BY POT-HOLE BEFORE ANY CONSTRUCTION COMMENCES.

drawing title:  
**DETAIL & CONTOUR SURVEY OVER PART OF LOT 1 DP 1090455**

location: 4 DUNNION AVE WYONG

client: CENTRAL COAST COUNCIL

dwg ref: 190550-DET-001-A

client logo:

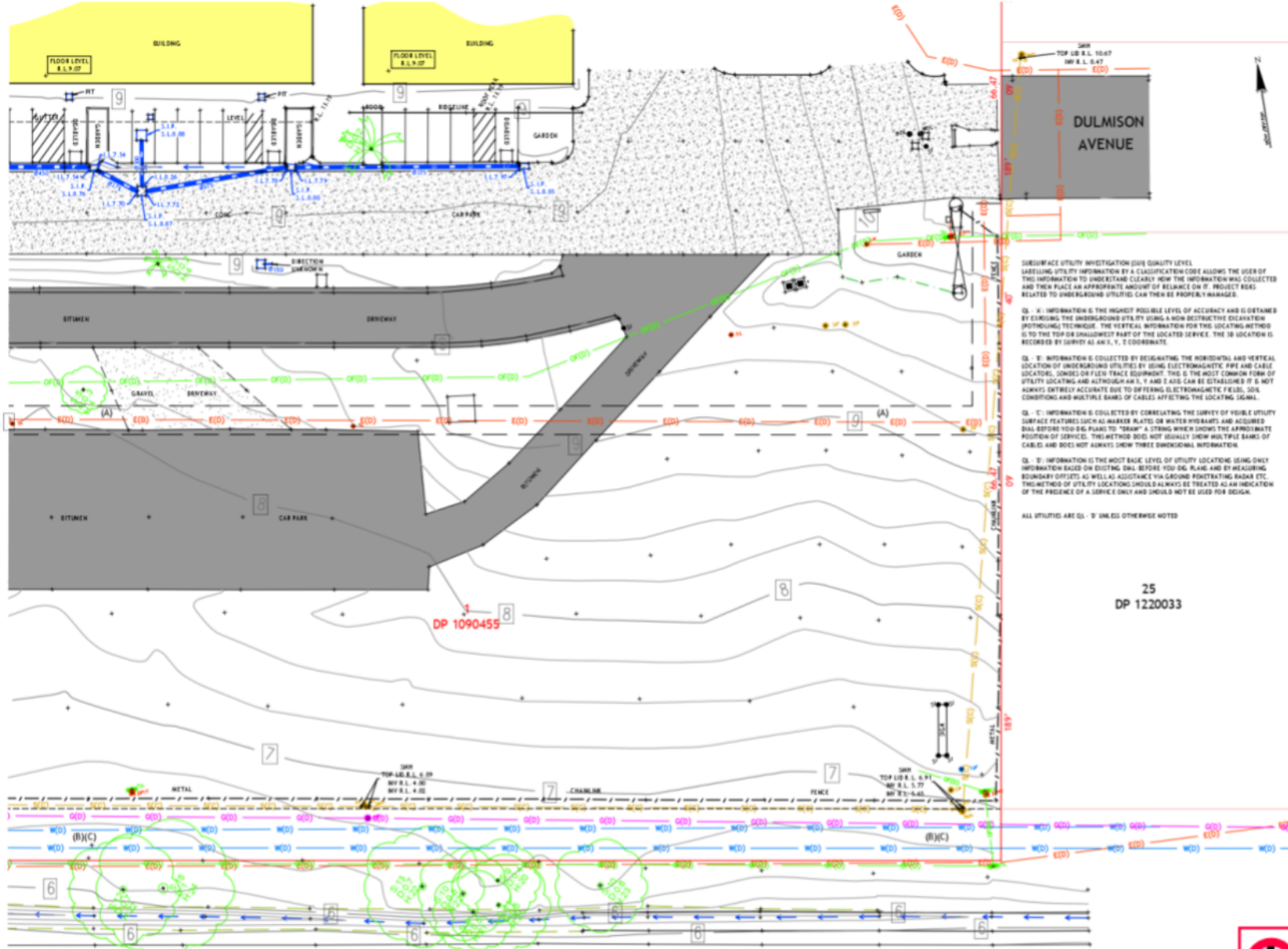
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central coast council phone: (02) 4355 4300  
number office phone: (02) 4075 0300  
survey office phone: (02) 8046 7411

**WARNING**  
DIAL 1100 BEFORE YOU DIG

**WARNING**  
UNDERGROUND ELECTRICITY LINES

190550-DET-001-A



- LEGEND**
- PP POWER POLE
  - GP GAS METER
  - GW GEOTECH MONITOR WELL
  - GR GAS METER POST
  - COOL COLUMN
  - SI SEWER INVERT
  - EF ELECTRICAL FIT
  - SI SEWER INFLECTION FIT
  - TR TREE
  - RW ROAD WIDTH
  - MISC FIT
  - SL STREET LIGHT
  - GATE
  - TFC TELEPHONE/COAXIAL FIT
  - WM WATER METER
  - HYDRANT
  - SV STOP VALVE
  - SKN SIGN
  - SH SEWER MAN HOLE
  - FENCE LINE
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  - TOP OF BANK
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  - UNDERGROUND ELECTRICAL (EOL)
  - UNDERGROUND OPTICAL FIBRE (OLF)
  - UNDERGROUND WATER (UWL)
  - UNDERGROUND GAS MAIN (UGM)
  - UNDERGROUND WATER MAIN (UWM)
  - STORMWATER PIPE

**SUBSURFACE UTILITY INVESTIGATION (SUI) QUALITY LEVEL**  
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**IS - K:** INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED BY EXISTING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE LOCATING (SPOTTING) TECHNIQUE. THE VERTICAL INFORMATION FOR THE LOCATING METHOD IS TO THE TOP OR SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED BY SURVEY AS AN X, Y, Z COORDINATE.

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**IS - C:** INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE SURFACE FEATURES SUCH AS MANHOLE PLATES OR WATER HYDRANTS, AND ACQUIRED DATA FROM YOU DIG PLANS TO "BRAMP" A STRONG WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION.

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  6. PLEASE REFER TO AS1460:2011 CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI) FOR THE DEFINITION OF SERVICE LOCATION ACCURACIES SHOWN IN THIS PLAN.
  7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN PLOTTED BY ESTIMATION BASED UPON SUPPLIED DESIGN INFORMATION PLANS. ADDITIONAL SERVICES MAY EXIST THROUGHOUT THE SITE. TRUE LEVELS & POSITIONS WILL NEED TO BE VERIFIED BY POTHOLES BEFORE ANY CONSTRUCTION COMMENCES.

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A	27/02/19	INITIAL ISSUE	P.R.	A.Z.	P.R.	S.M.	CO-ORDINATE SYSTEM: MICA 54 ORIGIN OF CO-ORDINATES: P.M. 17898 DATE OF SURVEY: 20/02/19	DATUM: AHD ORIGIN OF LEVELS: P.M. 17898 CONTOUR INTERVAL: 0.25m	1:100 	3 OF 3



drawing title:  
**DETAIL & CONTOUR SURVEY OVER PART OF LOT 1 DP1090455**

location: 4 DULMISON AVE WYONG

client: CENTRAL COAST COUNCIL

dwg ref: 190550-DET-001-A

client logo: GO COUNCILS

johnson logo

central coast office ph: 02 4355 4300  
 number office ph: 02 4781 0300  
 sydney office ph: 02 8546 7411

Planning

Working Beyond Expectations

**ADW JOHNSON PTY LIMITED**  
ABN 62 129 445 398

Sydney  
Level 35 One International Towers  
100 Barangaroo Avenue  
Sydney NSW 2000  
02 8046 7411  
sydney@adwjohnson.com.au

Central Coast  
5 Pioneer Avenue  
Tuggerah NSW 2259  
02 4305 4300

coast@adwjohnson.com.au

Hunter Region  
7/335 Hillsborough Road  
Warners Bay NSW 2282  
02 4978 5100

hunter@adwjohnson.com.au

## Clause 4.6 – Request to Vary a Building Height Standard Under Wyong LEP 2013

### Proposed Commercial Premises (ING)

**Property:**

Lot 1 DP 1090455  
4 Dulmison Avenue, Wyong

**Applicant:**

Dulmison Ave Pty Ltd

**Date:**

April 2019



Project Management • Town Planning • Engineering • Surveying  
Visualisation • Economic Analysis • Social Impact • Urban Planning

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## Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Early Draft	5 <sup>th</sup> April 2019	SVD	SVD
B	Final Draft	12 <sup>th</sup> April 2019	SVD	Client

### 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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### ATTACHMENTS

**Attachment 1**      ING Letter of Support





# 1.0 Introduction

The applicant seeks development consent for a proposed four (4) storey commercial premises at 4 Dulmison Avenue, Wyong. The development exceeds the maximum building height prescribed by Clause 4.3 of the Wyong Local Environmental Plan 2013 (LEP). For this reason, the applicant seeks to use Clause 4.6 to enable Council to vary this development standard.

This written request is made pursuant to Clause 4.6 of the LEP, and justifies why compliance with Clause 4.3 – Height of Buildings is unreasonable and unnecessary in the circumstances of the case, and demonstrates that there are sufficient environmental planning grounds to justify contravening the development standard.

A maximum building height development standard of 12m applies across the site. A variation is requested to this control as follows:

**Table 1: Proposed Non-Compliance**

Clause	Development Standard	Proposed Non-Compliance	Variation (%)
Clause 4.3 Height of Buildings	12m	16.1m (plant screen)	35%

The proposed development presents a four (4) storey form, exceeding the height limit as a result of a portion of the top storey and plant deck (see Figures 1-4).



**Figure 1: North Elevation**



**Figure 2: South Elevation**

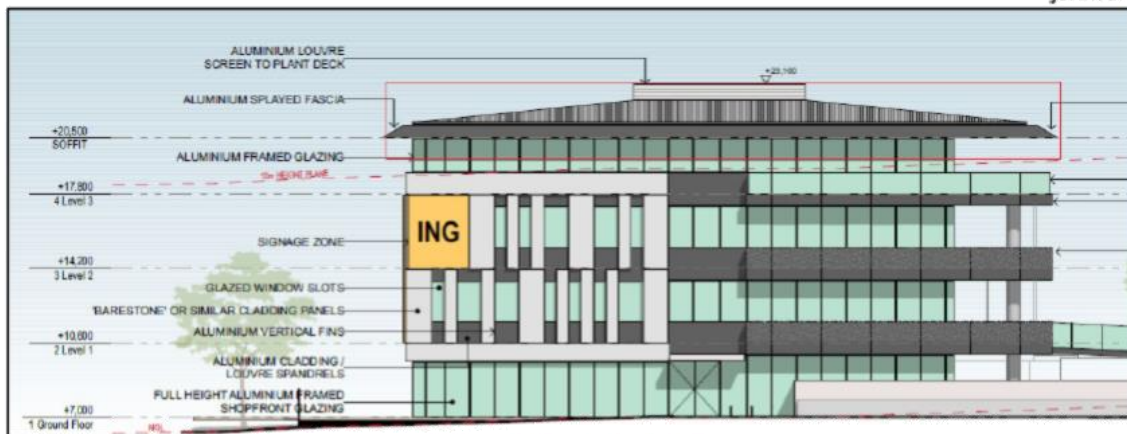


Figure 3: East Elevation

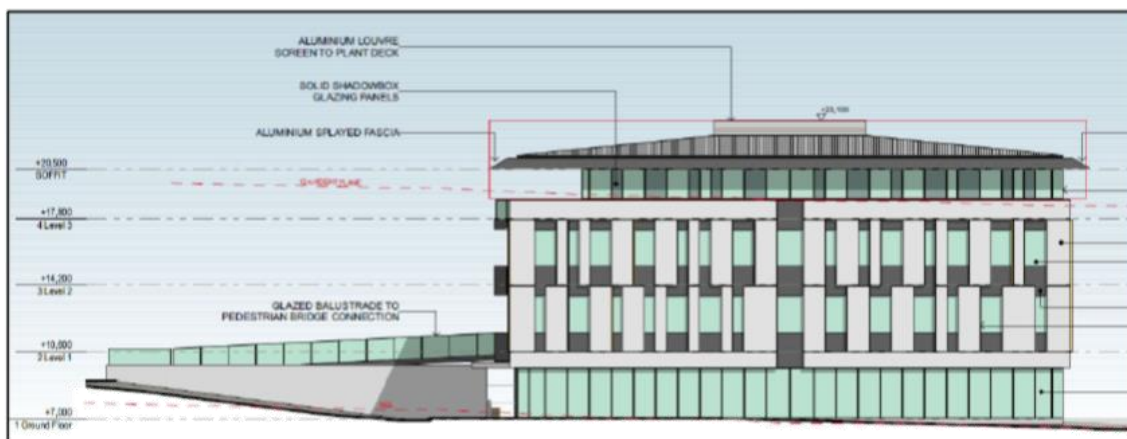


Figure 4: West Elevation

The top level of the proposed building is fundamental to the design and operations of the ING business – with this to be explained in detail within the subsequent sections. The following request will therefore explain how the proposed development will, despite exceeding the building height limit, be in the public interest through its continued consistency with the objectives of Clause 4.3 and the B6 Enterprise Corridor Zone.

Taking the above into consideration, it is felt that contravention of the development standard raises no matter of State or regional environmental planning significance and there is no public benefit in maintaining the development standards in this particular case. To the contrary, by enabling a greater height, the development is able to offer greater employment generating floorspace and parking thereby future proofing the ING operations and ensuring over 350 jobs are secured across the Central Coast with a further 250 created in the future.



## 2.0 Background & Design Drivers

The need for the variation outlined above has arisen due to a number of factors, with the primary consideration being the need to future proof the ING operations. The proposed development has come about due to the limited floor space and parking currently available at their Tuggerah Business Park site. As the ING operations have grown since moving to Tuggerah in 2002, work space and parking have become more and more restricted, to the point where they are impacting upon efficiencies.

For ING to remain on the Central Coast, they require a location which can not only accommodate their current needs but also their long term growth projections. Key site requirements include appropriate zoning; parking for current and future staff; walking distance to public transport; and provisions of an independent office space able to be let separately or used by ING.

Parking is paramount not only to ING operations but also for the well-being of staff. The current Tuggerah site provides employment to approximately 350 staff however only 100 parking spaces are available. Finding parking, or parking some distance from the building, takes time away from productive hours impacting on ING business operations or staff leisure time.

One of the key reasons behind selecting the subject site is its ability to accommodate ample parking and an additional floor level. ING are anticipating approximately 250 additional staff numbers over the next 10 years. Having excess parking and the ability to use the top floor of the building will remove the need to find another site in the future. It also allows this level to be let out to third parties in the interim.

In considering ways to adhere to the building height control, an option of including a larger floor plate over three (3) levels was considered. Key factors behind why this was not adopted include:

- The need to create consolidated and inter-connected office premises which promote shared ideas and efficient direction. This enhances productivities across all business units as well as creating a vibrant and enthusiastic work force;
- The need to maximise parking to accommodate future growth without impacting upon neighbouring sites (i.e. no sensitive adjoining users);
- The ability to have a fourth level which can be leased and operated separately by third parties prior to being required by ING.

A letter of support from ING has been included within Attachment 1 which goes into greater details with regards to the business needs.

Taking the above into consideration, the following report will justify why the addition of a fourth storey should be considered in accordance with the provisions of Clause 4.6.



## 3.0 Varying Development Standards: A Guide

The following section has been prepared in accordance with the NSW Planning & Infrastructure guideline *Varying Development Standards: A guide*

### 3.1 WHAT IS THE NAME OF THE ENVIRONMENTAL PLANNING INSTRUMENT THAT APPLIES TO THE LAND?

The proposed development and subject land is required to comply with Wyong Local Environmental Plan 2013.

### 3.2 WHAT IS THE ZONING OF THE LAND?

The subject site is located within the *B6 Enterprise Corridor Zone*.

### 3.3 WHAT ARE THE OBJECTIVES OF THE ZONE?

The relevant objectives within the *B6 Enterprise Corridor Zone* are as follows:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To provide for residential uses, but only as part of a mixed use development.*
- *To provide primarily for businesses along key corridors.*

### 3.4 WHAT IS THE DEVELOPMENT STANDARD BEING VARIED? E.G. FSR, HEIGHT, LOT SIZE

#### Height of Building

Clause 4.3 of the LEP provides:

*4.3(2)The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

Where building height (or height of building) means:

*(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*

*including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

The subject site is shown on Council's Height of Building Map as having a maximum building height of 12m (see Figure 5).

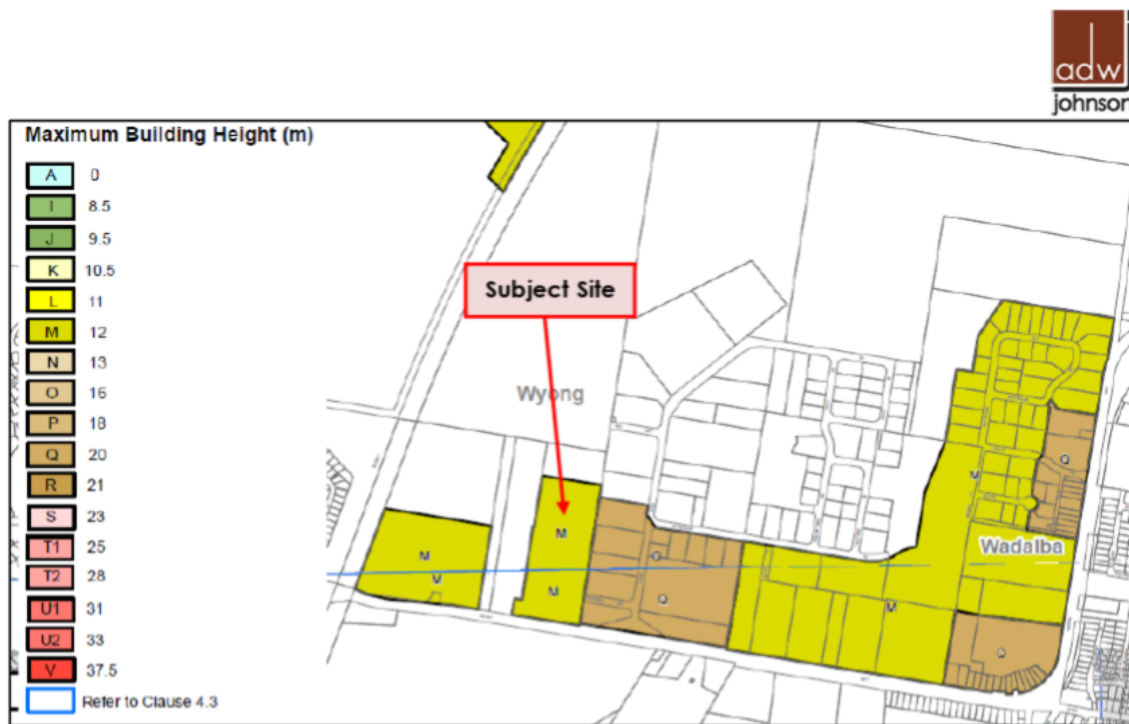


Figure 5: LEP Maximum Building Height Map

### 3.5 IS THE DEVELOPMENT STANDARD A PERFORMANCE BASED CONTROL? GIVE DETAILS.

No, the maximum building height development standard is a numerical control.

### 3.6 UNDER WHAT CLAUSE IS THE DEVELOPMENT STANDARD LISTED IN THE ENVIRONMENTAL PLANNING INSTRUMENT?

The development standard is listed under Clause 4.3 of the LEP.

### 3.7 WHAT ARE THE OBJECTIVES OF THE DEVELOPMENT STANDARD?

The objectives behind Clause 4.3 are as follows:

- (a) to establish the maximum height limit for buildings to enable the achievement of appropriate development density,
  - (b) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
  - (c) to ensure that the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.
- (c)(a) in relation to land at Kanwal that is within Zone B6 Enterprise Corridor and is identified as "Area 4" on the [Height of Buildings Map](#):
- (i) to provide incentives for the development of health-related facilities in this locality, and
  - (ii) to encourage lot consolidation of smaller lots to reduce the possibility of fragmented development, encourage shared facilities and manage traffic movements.



**3.8 WHAT IS THE NUMERIC VALUE OF THE DEVELOPMENT STANDARD IN THE ENVIRONMENTAL PLANNING INSTRUMENT?**

The numeric value of the maximum building height provided for under Clause 4.3 is 12m.

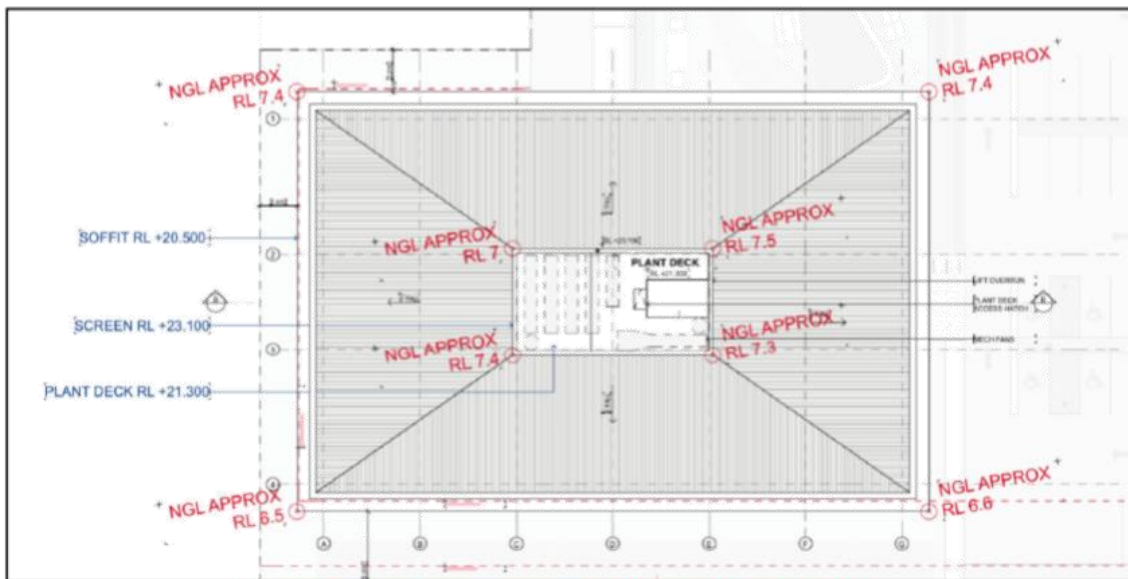
**3.9 WHAT IS THE PROPOSED NUMERIC VALUE OF THE DEVELOPMENT STANDARD IN THE DEVELOPMENT APPLICATION?**

The proposed development will contravene the development standard by proposing a maximum building height of 16.1m. This occurs at the top of the plant deck screen for approximately 12m.

The following table highlights the proposed height variation and includes a "best" and "worst" case scenario based on the varying existing ground levels to the top of the plant deck screen.

Allowable Height	Best Case	Worst Case
12m	15.6m	16.1m

It is also worth considering the maximum building height excluding the plant to the soffit is 13.1m to 14m. Figure 6 illustrates the above varying natural ground levels (NGL).



**Figure 6: Maximum Proposed RLs in relation to NGLs**

Taking the above into consideration, a variation of 4.1m to the 12m height control is proposed to allow for the screening of the plant deck.

**3.10 WHAT IS THE PERCENTAGE VARIATION (BETWEEN THE PROPOSAL AND THE ENVIRONMENTAL PLANNING INSTRUMENT)?**

The following table highlights the proposed height variations and includes a "best" and "worst" case scenario based on the varying existing ground levels to the screening of the plant deck:



Plant Deck Screen		
Allowable Height	Best Case % Variation	Worst Case % Variation
12m	30%	35%

Taking the above into consideration, a variation of 35% to the 12m height control is requested.

It is also worth considering the height variation to the soffit level given that this will be the portion of the building which will be visible due to the significant setbacks from the building façade to the plant deck:

Plant Deck Screen		
Allowable Height	Best Case % Variation	Worst Case % Variation
12m	9%	17%



## 4.0 The Objectives of the Development Standard

The objectives of the development standard are set out in Clause 4.3 of the LEP. These have been addressed as follows:

- (a) To establish the maximum height limit for buildings to enable the achievement of appropriate development density**

This objective links complying with the building height control to establishing an appropriate development density. This is considered to be more relevant to smaller allotments in a built up environment as opposed to the subject site which is over eight (8) hectares in size (prior to subdivision). Regardless of this fact, the proposed development achieves a floor space ratio (FSR) of less than half the maximum of 0.8:1. The additional height proposed therefore continues to achieve this objective through its compliance with the LEP FSR control.

Beyond numerical controls, the building has significant setbacks to existing development on site as well as to future development to the east. With this in mind, the additional height will not detract from the sparser development density character of the North Wyong Enterprise Corridor and Industrial Precinct.

- (b) To ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality**

The existing character of the locality generally has an aged feel, comprising single storey large floorplate industrial/warehouse type development. It is for this reason that the area has been encapsulated by specific controls within DCP Chapter 6.11 - North Wyong Enterprise Corridor and Industrial Precinct, which encourage growth, renewal and improved amenity for future development. With this in mind, it is appropriate to focus on how the proposed development is compatible with the future desired character of the area. To make this assessment, objectives within Chapter 6.11 relating to desired future character have been addressed below:

- *To ensure development visible from the Pacific Highway is of a high architectural standard and landscape amenity*

An integral part of the design process was to ensure that the site's prominent highway location was suitably acknowledged and accommodated for in terms of materials, facade treatments and design elements. For this reason, the proposal has been architecturally designed with a level of excellence and amenity not previously seen within the North Wyong Enterprise Corridor. The fact that the building has been designed using four (4) storeys as opposed to "spreading out" and adopting three (3) storeys only increases its architectural merit in this regard. To further enhance the visual presentation of the building, a public art element has been included within the building façade and landscaping has been proposed along the Pacific Highway.

- *To intensify development in specific "gateway" locations within the estate.*

Figure 7 identifies gateway locations within the North Wyong Enterprise Corridor which are able to access a building height of 20m. The gateway location closest to the subject site is shown over properties facing Lucca Road, this being a key entry into the estate. As can be seen from Figure 7, the gateway provisions have been unevenly distributed, with an extra 100m extending to the east.





This creates somewhat of an unbalanced presentation; whereas the two (2) other gateway locations have been evenly distributed in accordance with their key focus points (i.e. corner/entry road).



**Figure 7: DCP Chapter 6.11 Gateway Locations**

The subject site is located to the west of the Lucca Road gateway and proposes a maximum height of 16.1m; less than the gateway height of 20m but more than the subject 12m control. Given the site's location next to the gateway, and taking into consideration the unbalanced distribution of the gateway height provisions in this location, the additional height will serve as a suitable transition between development to the west with a 12m height limit and development to the east with a 20m height limit. In this regard, the development is considered to contribute to and even enhance the desired character of the location by being compatible with the height, bulk and scale of the future surrounding development.

- *Encourage the renewal and development of underutilised land within the B(6) – Enterprise Corridor Zone*

The proposed building implicitly achieves this objective through developing underutilised land within a highly visible highway location. The additional height proposed in no way detracts from the attainment of this objective.

- *The future character of the B6 –Enterprise Corridor Zone is to present an activity centre with an attractive presentation to the Pacific Highway corridor and gateway locations where development incentives are available.*



As discussed previously, the development is of a high architectural standard, and its location adjacent to an uneven distribution of gateway provisions affords consideration to the additional height. The proposed development is considered to achieve this statement to a greater extent than were it to present as an elongated three (3) storey building.

- *Activation of development at gateway locations may contribute to this character and encourage redevelopment of existing residential areas fronting the Pacific Highway. Taller building elements should be used to provide variable roofscape and help define the precinct.*

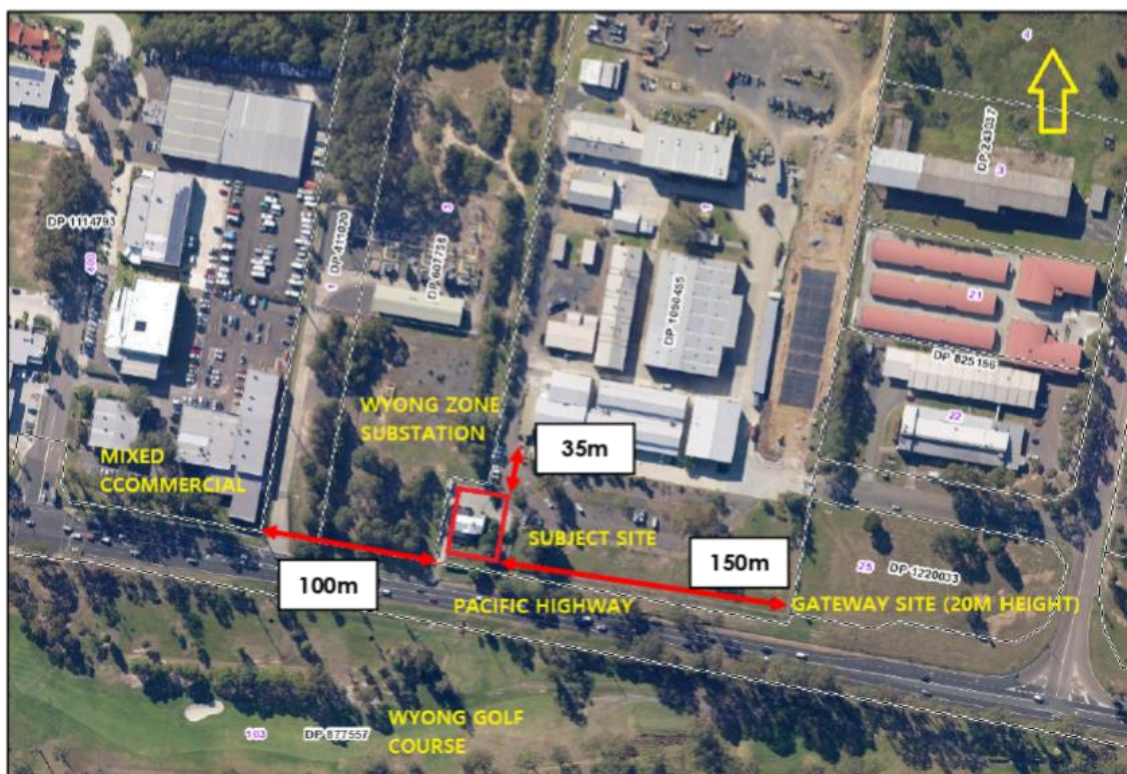
The building will be designed to a significantly greater standard than existing buildings along Pacific Highway in this area, with a key part of its design being the four (4) storey construction which will help introduce the Lucca Road gateway.

Unlike many existing industrial areas, the site is fortunate enough to be located within an area which has detailed provisions relating to its desired future character. As demonstrated above, the proposed development's height is considered to enhance this character rather than detract from it. With this in mind, the proposed additional height and development in general will be compatible with the height, bulk and scale of the desired future character of the locality.

- (c) **To ensure that the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.**

#### Neighbouring Properties

Figure 8 illustrates how the site sits amongst the neighbouring properties on all sides.



**Figure 8: Neighbouring Properties**



As can be seen, the development is located north of Pacific Highway and the Wyong Golf Course; east of the Wyong Zone substation; west of a future gateway development site and south of the existing industrial/warehousing buildings on the subject property.

#### Visual Bulk

The location of the proposed building has been positioned within the western portion of the site. Taking the existing neighbouring uses and their zones into consideration, the building will be setback over 100-150m from existing/future development to the east and west and 35m from existing development on the subject property. These significant setback distances, along with the additional landscaping proposed, will ensure that the building and its additional height will have no impacts in terms of visual bulk presenting to neighbouring properties.

#### Access to Sunlight

The proposed building and its additional height will have no impact on neighbouring properties and their access to sunlight at any part of the day. Any overshadowing would occur over the Wyong Zone substation in the morning, Pacific Highway around noon, and the proposed carpark in the afternoon. The closest existing buildings to the proposed are north of the site and thereby unimpeded in this regard. The additional height will also have a minor additional shading effect on the proposed carpark, which will reduce thermal banking.

#### Privacy

Maintaining privacy is generally geared towards residentially zoned properties as opposed to commercial zones. With regards to large warehouse/industrial sites, it is considered beneficial to have increased casual surveillance to deter crime. This point aside, there are no adjoining land users which would be impacted by the additional building height in terms of privacy.

#### Views

Whilst the site is located within an industrial/warehouse setting, views towards Wyong Golf Course should be protected where possible. Due to the building's significant setbacks to neighbouring development, the only views potentially impacted are those from the existing office/showroom building to the north. These would however, be partially blocked to the same extent were the building of the same footprint and three (3) storeys be erected. In this regard, the additional height will actually reduce impacts as the alternate design would stretch the building façade further east.

Taking the above into consideration, the proposed building's four (4) storey construction and additional height will only improve the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.

- (ca) in relation to land at Kanwal that is within Zone B6 Enterprise Corridor and is identified as "Area 4" on the [Height of Buildings Map](#):**
- (i) to provide incentives for the development of health-related facilities in this locality, and**



- (ii) *to encourage lot consolidation of smaller lots to reduce the possibility of fragmented development, encourage shared facilities and manage traffic movements.*

N/A – The proposed development is not located within Area 4.



## 5.0 The Planning Context

### 5.1 ZONING

The subject development is located within the B6 – Enterprise Corridor Zone under the Wyong Local Environmental Plan 2013.

The objectives of the B6 Zone have been addressed as follows:

***To promote businesses along main roads and to encourage a mix of compatible uses.***

The proposed development includes primarily office space which has been identified within the LEP as being a permissible and suitable use subject to its floor space remaining within 30% of the entire precinct. The proposed development will add less than 1% of the allowed office floor space under Clause 7.17 and therefore complies with this compatibility. The additional height proposed will have no bearing on the compatibility of uses given that the same floor space could be achieved within a three (3) storey, squat building.

Of more importance to the consideration of this objective, is the fact that the site has been specifically chosen by ING due to its future proof building design and parking provisions. As detailed within Section 2 of this report, a three (3) storey building will remove parking and decrease business functionality and thereby not promote the business. The additional height proposed therefore achieves this objective to a greater extent than would a compliant building.

***To provide a range of employment uses (including business, office, retail and light industrial uses).***

The proposed development includes the ING office building which will employ approximately 350 staff and up to 600 in the future; the café which will employ up to five (5) staff; and the fourth floor office/business premises which will provide a further 65 staff (based on 1 employee per 15m<sup>2</sup> of GFA). The employment capabilities of the proposed development are therefore more than ten times the potential of a standard industrial/warehousing use which could also be developed over this site.

As discussed previously, this site has been chosen by ING due to its future proof design and ability to accommodate growth. The additional level will be used by ING in the future and in the meantime can be used by third parties. The ability to separate this level through a fourth floor encourages the use of this space by third parties as it can be operated independently of the main building. The additional height proposed therefore achieves this objective to a greater extent than would a compliant building.

***To maintain the economic strength of centres by limiting retailing activity.***

N/A - No retail activities are proposed as part of the development.

- ***To provide for residential uses, but only as part of a mixed use development.***

N/A – No residential uses are proposed as part of the development.



- *To provide primarily for businesses along key corridors.*

The proposed development is located along a key corridor and provides a key business function. Its additional height will promote the ING business and ensure its success and retention on the Central Coast.

## 5.2 STRATEGIES

There are numerous strategies relevant to development over the subject site including:

### Central Coast Regional Plan

The Central Coast Regional Plan (CCRP), released in October 2016 outlines the visions, goals and actions that are geared towards growing the regional economy, accelerating housing supply, and protecting and enhancing the natural environment over the next 20 years (2016-2036).

The proposed development will facilitate the attainment of the first CCRP goal being for "A prosperous Central Coast with more jobs close to home". This will be achieved through:

*Direction 2: Focus economic development in the Southern and Northern Growth Corridors*

The site is located within the Northern Growth Corridor.

*Direction 7: Increase job containment in the region*

Developing the subject site will facilitate the relocation and growth of the existing ING operations at Tuggerah thereby preventing the business from seeking a site outside of the Central Coast.

The additional height proposed, as discussed throughout this report, will facilitate an improved business model and promote sustained growth within the region.

### Central Coast Community Strategic Plan (CCCSP)

The CCCSP outlines how Council will identify and plan funding priorities, manage regional challenges and plan for a sustainable future. The proposed development will facilitate the following objectives under this plan:

- C1 Target economic development in growth areas and major centres and provide incentives to attract businesses to the Central Coast*
- C3 Facilitate economic development to increase local employment opportunities and provide a range of jobs for all residents*
- D2 Support local business growth by providing incentives, streamlining processes and encouraging social enterprises*

The subject development will not only retain the existing 350 jobs on the Coast, it will allow for the growth of the ING business to accommodate a further 250 positions. Support for the subject Clause 4.6 will therefore assist Council in the attainment of these objectives.



### 5.3 CONTEXT

The context of the development and its site has been discussed within Section 4. In summary, the proposed additional height is appropriate in the context of the site for the following reasons:

- It is located adjacent to the North Wyong Enterprise Corridor gateway where heights of up to 20m are permitted;
- The extent of gateway land to the west of Lucca Road is considerably smaller than to the east. The subject site thereby provides a transition zone between the 12m and 20m height difference, balancing out the gateway.
- The building is setback over 100m to the nearest adjoining business and is south of the businesses on site. Any additional height proposed therefore has no impacts on neighbouring properties.



## 6.0 Compliance with the Development Standard is Unreasonable or Unnecessary

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For the reasons discussed throughout this report, it is attested that compliance with the building height development standard is unreasonable or unnecessary in the circumstances of the case (Clause 4.6(3)(a)) as demonstrated through:

- *The objectives of the development standard are achieved notwithstanding non-compliance with the standard (unreasonable and unnecessary),*

The ability to design the building using four (4) storeys as opposed to three (3) continues to achieve an appropriate development density across the site; improves the building compatibility with the future desired character of the location; and reduces the impacts on amenity to neighbouring buildings.

- *The underlying objective or purpose would be defeated or thwarted if compliance was required (unreasonable),*

Further to the above, if the development were to adopt a three (3) storey design, compliant with the building height control, it would reduce parking, decrease business functions and have a greater impact on views. For this reason, its compliance would contradict the underlying objectives of the control.





## 7.0 Justification on Environmental Planning Grounds

There are sufficient environmental planning grounds to justify contravening the building height standard (Clause 4.6(3)(b)), taking into account the following:

- The proposed development is consistent with the underlying objective or purpose of the standard as demonstrated in Section 4;
- The proposed contravention of the development standard results from an additional level of office floor space to accommodate the future needs of ING. However, due to the significant setbacks of the building, no adverse environmental impacts with regard to excessive bulk and scale, overshadowing, loss of views or privacy occur as a result of the additional height;
- The proposed development will remain compatible with the future desired character of the area due to the greater height allowances across the adjoining property to the east;
- The four (4) storey design improves view corridors and passive surveillance across the site;
- Compliance with the remaining development standards applicable to the site is achieved;
- The variation sought provides a better opportunity to achieve the objective of the development standard compared to a building with a compliant height; and
- From a strategic planning perspective it is appropriate to achieve a greater development outcome in this location due to its proximity to public transport and its unconstrained and serviced nature. This is consistent with the broad principles of urban consolidation and ecologically sustainable development as well as being consistent with the Act itself through the orderly and economic use of land.



## 8.0 Public Interest

The proposed development will be in the public's interest because it is consistent with the objectives of the building height control, and the objectives of the B6 – Enterprise Corridor Zone in which the development is proposed to be carried out (Clause 4.6(4)(a)(ii)).

The development will make a quality contribution to the overall employment growth and revitalisation of North Wyong Industrial Estate. It will provide an additional commercial premises in an ideal location close to public transport, services and recreation.

The proposed variation facilitates a better quality designed commercial building which will have less impacts on neighbouring properties. It will allow for the future proofing of the ING business which will avoid lengthy delays in sourcing additional floor space outside of the Central Coast.

Furthermore, it will also allow an underutilised portion of the site to be developed for a productive purpose without the need for significant clearing or infrastructure installation. This encompasses the fundamental objectives of economically sustainable development.

ING vacating the existing Tuggerah premises will relieve the current constrained on-street parking provided within the Tuggerah Business Park. This will allow existing employees from multiple businesses within the Tuggerah Business Park to park closer to their occupation, with this having flow on benefits to business productivity and staff wellbeing.

Other key public benefits surrounding the proposed development include:

- The provision of up to 600 jobs which will primarily be taken up by Central Coast based residents;
- Development of an underutilized and unconstrained site within a key growth location (Northern Growth Corridor);
- Provision of jobs close to public transport and existing and future residential areas;
- Investment of \$1.3 million dollars into the local construction industry;
- Architecturally designed building incorporating public art which invokes the history of the North Wyong Industrial Estate, the railway and how this relates to modern times;
- Building design and 24 hour use of the site improving casual surveillance to the predominantly inactive industrial/warehouse location outside of standard working hours;
- Closing the existing informal access off Pacific Highway, thereby improving safety along this road;
- Adding up to 600 employees to the area leading to an increase in patronage to local businesses; and
- Provisions of development contribution funds towards public infrastructure.



## 9.0 Concurrence

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In granting concurrence, the consent authority is required to consider the following matters.

*“(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning  
(b) the public benefit of maintaining the development standard, and  
(c) any other matters required to be taken into consideration by the Secretary before granting concurrence”*

The contravention of the development standard in this case does not raise an issue of State or regional planning significance as it relates to local and contextual conditions.

Generally speaking, there is public benefit in maintaining standards. However, there is public benefit in maintaining a degree of flexibility in specific circumstances. For reasons outlined in the preceding sections, in the specific circumstances of this case, there is no public benefit in maintaining the development standard.

It is noted that the concurrence of the Secretary has been assumed in accordance with Clause 4.6(4)(b).



## 10.0 Conclusion

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The applicant considers that the consent authority can be satisfied that:

- a) This request adequately addresses the matters required to be demonstrated by Clause 4.6(3), being:

*Compliance with the development standard is unreasonable or unnecessary in the circumstances; and*

*There are sufficient environmental planning grounds to justify contravening the development standard.*

- b) The proposed development will also be in the public interest because it is consistent with the objectives of the development standard and the relevant zone objectives.

In these circumstances, and on the basis of assumed concurrence from the Secretary, the consent authority is permitted to grant development consent for the development under Clause 4.6, notwithstanding the contravention of the development standard.

In summary, the proposed variation is appropriate and can be supported for the following reasons:

- It will provide improved business functionality through consolidated/inter-connected office floor plates;
- It will future proof ING's business growth on the Central Coast not only allowing the retention of the existing 350 staff car spaces but an additional 250 over the next ten years;
- The additional height will allow the building to sit more cohesively within the future desired character of the area and adjacent gateway incentive sites;
- The additional height will improve casual surveillance across the existing industrial/warehousing buildings as well as reducing impacts on views towards the Wyong Golf Course;
- The additional height will have no impacts on the amenity of surrounding uses;
- The development is in the public interest particularly through its use of an existing serviced site located within a key growth corridor (Northern Growth Corridor).
- The development continues to be well below the allowable FSR of 0.8:1.
- The visible aspects of the development will exceed the control by only 9-17%.



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## Attachment 1

ING LETTER OF SUPPORT

### 4 Dulmison Ave Wyong Public Art Statement

#### Building Integrated Public Art

Contemporary public art can be completely integrated into building facades, enhancing both the experience of the public domain as well as the quality of the architecture itself.

#### Streetscape & Facade Modulation

The southern face of the site is adjacent to the Pacific Highway, creating an opportunity for highly visible and frequently experienced building integrated public art. The form of the building first responds to the key modulation of the Enterprise Corridor relative to the Pacific Highway, creating 'palettes' for the display of public art.



*"Showtime" by Jason Bruges. London, UK. Integrated lighting to reflecting the performative nature of Londons West End.*



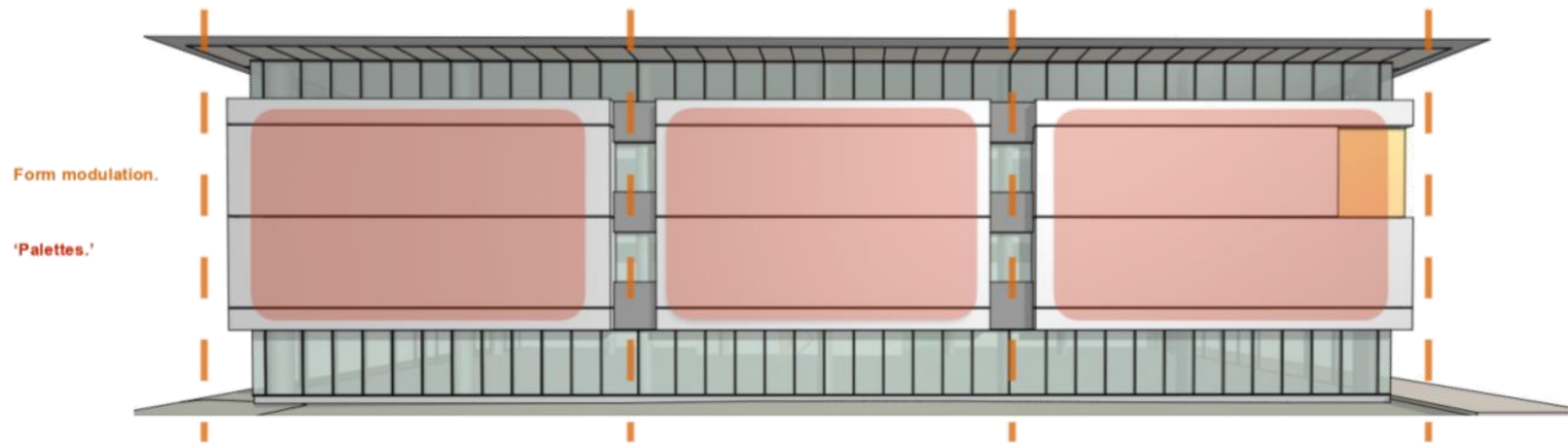
*"Tuggerah Home" by Buchan Group. Abstract interpretation of local foliage, integrated into the building facade.*



*Key modulation of the North Wyong Enterprise Corridor.*



*Building facade responds to the modulation of the enterprise corridor.*



### 4 Dulmison Ave Wyong Public Art Statement

#### Proposed Public Art

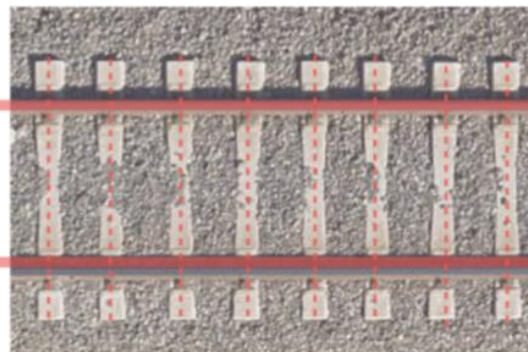
##### "Networks"

'Networks' is a unique building integrated public artwork with a contextual relationship to both Wyong's past and future. The facade of the proposed development is further modulated by the overlay of a 'regular' rhythm that responds to the rail network that formed a critical part of Wyong's history, and then enhanced by a 'complex' offset to this rhythm that creates a more dynamic composition, reflecting the digital networks which connect the modern region to the world. The foundation of Wyong lies in it's industrial past, however the future of technology must be embraced to succeed in the modern world. 'Networks' aims to remind us of the importance of Wyong's connection to both of these historic and contemporary networks.

##### Historic



Wyong was established in 1888 through the establishment of the railway linking Sydney to Newcastle.

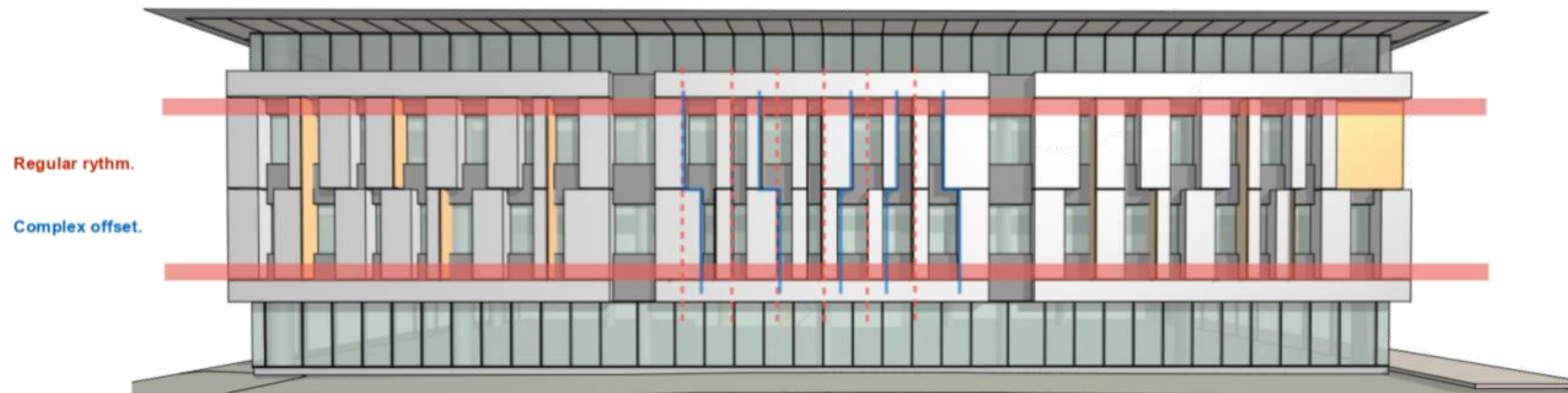


Timber required for the sleepers, culverts, bridges, fences and buildings was obtained locally.

##### Modern



Like many cities Wyong is now connected globally through complex digital networks, critical to the financial and commercial success of the Enterprise Corridor.





Visual Impact Assessment View 1 - Looking West along Pacific Highway

Image by Osmosis Digital Studio

Development Application

<b>CKDS ARCHITECTURE</b> PO Box 108 Wentworth NSW Australia 334 120 211 00 Ph: 02 4923 2843 admin@ckds.com.au www.ckds.com.au		<b>18146</b> ING Dulmison Avenue 4 Dulmison Ave, Wyong, NSW		<b>VIA View 1</b> Project: <b>DA-7601</b> Sheet: <b>A</b> AS NOTED 17/04/2019
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Visual Impact Assessment View 2 - Looking East along Pacific Highway

Image by Osmosis Digital Studio

Development Application

<b>CKDS ARCHITECTURE</b> PO Box 168 Wentworth NSW Australia 334 120 211 601 www.ckds.com.au		18146 4 Dulmison Ave, Wyong, NSW		VIA View 2 DA-7602 AS NOTED 17/04/2019 A
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**Item No:** 3.1  
**Title:** Acquisition of Private Land at Jensen Road, Wadalba for Environmental Purposes  
**Department:** Innovation and Futures

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00037 - D13649684  
Author: Susan Loder, Property Officer  
Manager: Paul Forster, Section Manager, Property and Infrastructure  
Executive: Ricardo Martello, Executive Manager Innovation and Futures

### **Report Purpose**

Authority is sought from Council to proceed with the purchase of 190 Jensen Road, Wadalba land in accordance with s377 of the Local Government Act 1993.

### **Summary**

If Council approves the acquisition of the Land for Environmental purposes, negotiations will continue with the owners to transfer the Land to Council.

### **Recommendation**

- 1 That Council acquire the land by private treaty known as Lot 2 DP 115462 at 190 Jensen Road Wadalba (the Land).**
- 2 That Council authorise the Chief Executive Officer to negotiate the agreed purchase price, based on assessment by a qualified valuer.**
- 3 That Council authorise the Common Seal of Central Coast Council to be affixed to the documents necessary to acquire the Land including but not limited to any transfer or contract.**
- 4 That Council authorise the Mayor and the Chief Executive Officer to execute all documents necessary to acquire the Land including but not limited to any transfer or contract.**

### **Context**

Council's priority conservation land acquisition program is undertaken to acquire high quality bushland to add to and enhance biodiversity and habitat, and to allow for better management of Council's natural assets.

Management of Council's natural assets can be enhanced by acquiring adjacent parcels to either strategically manage access (to reduce costs related to damaged gates, fences and

### **3.1 Acquisition of Private Land at Jensen Road, Wadalba for Environmental Purposes (cont.)**

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trails), to better manage and connect fire trails (reducing costs by establishing fire trails on public land), or to enlarge reserves.

Making environmental management more cost efficient and enhancing their value as publicly owned and managed biodiversity protection areas. Some of the purchases will result in small Council reserves becoming viable as biodiversity stewardship sites under the Biodiversity Offset Scheme, allowing them to generate land management funding so as to enable better management into the future.

Land purchases for the priority conservation land acquisition program are part of Council's adopted 2019/20 CAPEX program.

#### **Current Status**

A valuation report was sought by a registered valuer and an offer to purchase the land was made to the landowner and agreement has been reached to transfer Lot 2 DP 115462 190 Jensen Road, Wadalba to Council

#### **Consultation**

Instructions to negotiate the acquisition of the land have been provided by Council's Natural and Environmental Assets Unit and the owner was advised that their land is of interest to Council as high-quality bushland. It was confirmed to the owner that the land is otherwise highly constrained.

The Coastal Open Space System (COSS) Sub-Committee for environmental land acquisition has been presented with the list of priority conservation land purchases, including this particular purchase.

#### **Financial Impact**

No additional budget is required the acquisition is budgeted for in the 2019/20 in project 22615. The subject property will be purchased using the former Wyong Clause 14(3) of WLEP 1991.

#### **Link to Community Strategic Plan**

Theme 3: Green

#### **Goal E: Environmental resources for the future**

R-I3: Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.

**3.1 Acquisition of Private Land at Jensen Road, Wadalba for Environmental Purposes (cont.)**

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**Attachments**

- |          |   |           |
|----------|---|-----------|
| <b>1</b> | Map of Location   | D13653158 |
| <b>2</b> | Confidential Valuation Report - 190 Jensen Road Wadalba - | D13662967 |



**Item No:** 3.2  
**Title:** Draft 2018-19 Financial Reports for Central Coast Council and Central Coast Council Water Supply Authority  
**Department:** Finance

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8 October 2019 Ordinary Council Meeting

Due notice is given of this matter in accordance with Council's Code of Meeting Practice.

The report and any relevant attachments will be provided prior to the Council Meeting.



**Item No:** 3.3  
**Title:** Meeting Record of the Town Centre Advisory Committee held on 20 August 2019  
**Department:** Connected Communities

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00505 - D13652971

Manager: Glenn Cannard, Unit Manager, Community Partnerships

Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

To note the Meeting Record of the Town Centre Advisory Committee held on 20 August 2019 and consider the recommendations to Council from the Committee.

### **Recommendation**

- 1 That Council receive the report on Meeting Record of the Town Centre Advisory Committee held on 20 August 2019 that is Attachment 1 to this report.**
- 2 That Council adopt the Terms of Reference for the Town Centre Advisory Committee, as set out in Attachment 2 to this report.**
- 3 That Council appoint Mayor Lisa Matthews as the Chairperson for the Town Centre Advisory Committee.**

### **Background**

The Town Centre Advisory Committee held its inaugural meeting on Tuesday, 20 August 2019. The Meeting Record of that meeting is Attachment 1 to this report.

At that meeting the Committee considered and adopted the Terms of Reference and recommended that Council appoint Mayor Lisa Matthews as Chairperson of the Committee. The Town Centre Advisory Committee Meeting Record is being reported to Council in accordance with the relevant Terms of Reference.

### **Link to Community Strategic Plan**

Theme 4: Responsible

### **Goal G: Good governance and great partnerships**

**3.3 Meeting Record of the Town Centre Advisory Committee held on 20 August 2019 (contd)**

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R-G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

**Attachments**

- |          |  |           |
|----------|--|-----------|
| <b>1</b> | Town Centre Advisory Committee Meeting Record - 20 August 2019 | D13652983 |
| <b>2</b> | Terms of Reference - Town Centre Review Advisory Committee     | D13640922 |



# Town Centre Advisory Committee Meeting Record 20 August 2019



Location:	Central Coast Council Gosford Office Level 1 Committee Room, 49 Mann Street, Gosford	
Date:	20 August 2019	
Time	Started at: 3.02pm	Closed at: 4.49pm
Chair	Councillor Lisa Matthews	
File Ref	F2019/00505	

### Present:

Mayor Jane Smith, Councillor Chris Holstein, Councillor Richard Mehrtens (arrived 3.07pm), Councillor Lisa Matthews, Robert Diaz, Matthew Hingerty, Juan Iocco, Matthew Lusted, Brenton Pavier, Georgia Thomas, Matthew Wales (arrived 3:15pm), Deborah Warwick

### Council Staff present:

Julie Vaughan – Director Connected Communities, Jamie Barclay – Unit Manager Economic Development and Project Delivery, Glenn Cannard – Unit Manager Community Partnerships, Cobey Linsley – Section Manager Place Activation, Kelly Drover – Advisory Group Support Officer, Tina Nay – Advisory Group Support Officer

### Item 1 Welcome, Acknowledgement of Country and Apologies

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Apologies received: Councillor Chris Burke, Paula Martin

Mayor Smith welcomed the Advisory Group and completed an Acknowledgement of Country and Connection to Land Statement.

### Item 2 Introductions

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Each member of the Advisory Group briefly introduced themselves.

### Item 3 Nomination of Chairperson

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The Advisory Group discussed the election of a Chairperson.

Councillor Matthews expressed interest in being appointed as Chairperson of the Committee.

**Action:** The Advisory Group recommends to Council that Councillor Matthews be appointed as the Chairperson of the Town Centre Advisory Committee.



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**Item 4 Disclosures of Interest**

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The Mayor called for any Disclosures of Interest.

Matthew Hingerty declared a less than significant non-pecuniary interest as a registered 3<sup>rd</sup> party lobbyist, in particular, regarding The University of Newcastle.

Matthew Lusted declared a less than significant non-pecuniary interest having property ownership in the township of Wyong.

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**Item 5 Terms of Reference**

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The Advisory Group discussed the draft Terms of Reference.

**Action:** The adopted Terms of Reference be reported to Council as soon as practicable.

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**Item 6 Town Centre Management Update**

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Glenn Cannard (Unit Manager Community Partnerships) provided a presentation on the Town Centre Management Update.

**Action:** Advisory Group Support Officer to distribute presentation to Committee Members.

**Action:** Advisory Group Support Officer to distribute the Town Centre Review Report to Committee Members.

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**Item 7 Advisory Committee Action Plan for next 12 Months**

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The Advisory Group discussed future topics for focus. Some suggestions included:

- Comprehensive Car parking Strategy
- Location of Town Centre Place Managers and work hours (after hours availability)
- Strategy for current and planned events (events calendar)
- Markets (including tiers of pricing)
- Communication
- Micro-Business
- Strategic Planning of Town Centres (Master Plan briefings)
- Chamber of Commerce update to be provided at each meeting
- Staff to review responsibilities in Terms of Reference and see if there are any relevant presentations to be provided to the Committee.

Town Centre Advisory Committee Meeting Record  
20 August 2019



**Action:** Julie Vaughan to liaise with Strategic Planning Department to discuss relevant information to be presented to the Committee in regards to Strategic Planning of Town Centres.

**Action:** The following items to be included on the agenda for the October 2019 meeting:

- Update on the Employment and Economic Development Strategy (Jamie Barclay)
- Presentation on events (Glenn Cannard)
- Update on funding/deliverables for Town Centres (Glenn Cannard)
- Chamber of Commerce update

#### **Item 8            General Business and Close**

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Glenn Cannard advised that work has begun on the Leagues Club Field, which means the New Year's Eve event will be reduced this year.

We are currently working with Police and Stakeholders on Christmas Events. The Christmas Parade won't go ahead this year; however other Christmas events in Gosford will be combined into one and will include Stakeholders and GBID.

The meeting closed at 4.49pm

**Next Meeting:        Tuesday 29 October 2019**  
**3pm – 5pm**  
**Central Coast Council Wyong Office**  
**Level 2 Committee Room**

## Terms of Reference – Town Centre Advisory Committee

### 1. Role

Central Coast Council has an adopted Community Strategic Plan and Delivery Plan that will shape all activities and projects over the next four years. Council's Advisory Groups are an important mechanism for consultation, advice and feedback to Council staff on implementation and review of the Community Strategic Plan.

The role of the Town Centre Advisory Committee is to advise Council on matters relating to the transition to the new regional town centre management model.

### 2. Responsibilities

The Advisory Group is responsible for providing advice and feedback to Council on:

- The transition to the new town centre management model
- The delivery of business development, marketing and promotion, tourism initiatives, and events within the relevant town centres.
- Initiatives to attract investment and new business to the relevant town centres.
- A potential operational model to deliver a regional approach to economic development, tourism and the attraction of major events ongoing.

### 3. Membership, Voting and Quorum.

#### Membership

Councillors:	Mayor Smith	Voting Member
	Councillor Burke	Voting Member
	Councillor Holstein	Voting Member
	Councillor Matthews ( <b>Chair</b> )	Voting Member
	Councillor Mehrtens	Voting Member
Community Members:	Rod Dever	Voting Member
	Robert Diaz	Voting Member
	Matthew Hingerty	Voting Member
	Juan Iocco	Voting Member
	Matthew Lusted	Voting Member
	Paula Martin	Voting Member
	Brenton Pavier	Voting Member
	Georgia Thomas	Voting Member
	Matthew Wales	Voting Member
Deborah Warwick	Voting Member	

## Terms of Reference – Town Centre Advisory Committee

Community/business representatives will be selected to represent the identified town centre locations and shall be appointed by resolution of Council following advertisement for nominations. Nominations are to be in writing and will circulate in full to Councillors for evaluation and consideration. The Advisory Group is not involved in the evaluation or selection process, it is a matter for Council.

The staff holding the following Central Coast Council positions may attend Advisory Group meetings:

- Director Connected Communities
- Unit Manager Community Partnerships
- Unit Manager Economic Development and Project Delivery
- Section Manager Place Activation

Council officers will provide professional advice and administrative support. Employees of the Council are not subject to the direction of the Advisory Group or any members of it. Staff attendance is at the discretion of the Chief Executive Officer.

Non-staff members appointed to the Advisory Group are appointed for the remainder of the current Council term, although membership can be altered at any time by a resolution of Council.

Membership can be withdrawn by resolution of Council.

If a member misses three consecutive meetings without apology, their membership may be withdrawn and their position deemed vacant.

### *Casual Vacancy*

A casual vacancy is caused by the resignation or death of a member or the withdrawal of membership. To fill a casual vacancy:

- The Advisory Group staff contact will report the vacancy to the Advisory Group and then to the next available Council meeting.
- If the member was nominated as a representative of an organisation, it will be recommended that the organisation be invited to nominate a replacement member.
- If the member was nominated as an individual, the original expressions of interest will be reviewed to identify an appropriate replacement member.
- Where there are no appropriate alternate nominations, expressions of interest will be called for to replace the member.
- Where the vacancy occurs within nine months of the end of the term of the Advisory Group the vacancy will not be filled.

## Terms of Reference – Town Centre Advisory Committee

### *Chairperson*

The Chairperson is a Councillor. The Chairperson is to have precedence at the meeting and shall determine the order of proceedings, generally as set out in the Agenda.

Where the Mayor is appointed to be a delegate to an Advisory Group it is not necessary that the Mayor be the Chairperson.

### *Convenor*

A Central Coast Council staff position shall be nominated as convenor by the Chief Executive Officer. They will be a staff member responsible for coordinating the preparation of agendas, invitations and minutes (meeting records).

The Director Connected Communities (or their delegate) shall be the convenor of the Town Centre Advisory Committee.

### *Voting*

No formal voting rules apply.

As the Advisory Group has an advisory role, its recommendations are to be made by consensus. Where consensus cannot be reached, a vote may be taken at the request of the Chairperson. The vote will be carried by a majority of voting members. The meeting record would reflect this process.

Council is the decision making body and the Advisory Group provides recommendations for consideration.

The Advisory Group may agree to allow participation in meetings through conference calls and other technology. As no formal voting rules apply, there is no proxy voting.

### *Quorum*

The Quorum for a meeting is half the Advisory Group voting membership plus one and must include at least one Councillor.

However the Chairperson shall use their discretion to determine if a meeting should be postponed due to insufficient members being able to attend.

## **4. Meetings**

- Meetings are held bi-monthly;
- The Chairperson has the authority to call additional meetings;
- The agenda and meeting papers will be distributed to members at least three days prior to the meeting;

## Terms of Reference – Town Centre Advisory Committee

- Meetings will be recorded by the taking of minutes (meeting record) – the minutes will document agreed outcomes and will not record discussions.

### **5. Communications and reporting**

The agendas and meeting records of the Advisory Group will be stored as a permanent record of Council. All agendas and meeting records will be published on Council's website.

Where the Advisory Group recommends an action that is outside the delegation of staff to determine, a report will be provided to Council.

Staff will prepare the report that recommends that Council note the meeting record of the Advisory Group. Reporting of Advisory Group recommendations to Council will be reported as Committee Recommendations without change. Staff will also provide professional commentary on the Group's recommendation and provide a staff recommendation which may or may not align to that of the Group.

Council may then, at its discretion, resolve to adopt some or all of the Advisory Group's recommendations.

Where the Advisory Group has not recommended an action, the meeting record will be reported to Council as an Information Report only.

### **6. Conduct**

Code of Conduct training will be provided to all Advisory Group members, and must be completed prior to attending a meeting of the Advisory Group.

Each member of the Advisory Group will be provided with Council's adopted Code of Conduct and the Conduct of members is expected to be consistent with the principles outlined in the Code of Conduct.

For the avoidance of doubt, members of the Advisory Group are not permitted to speak to the media or make representations on social media on behalf of the Advisory Group or Council unless approved by Council.



**Item No:** 3.4  
**Title:** Cities Power Partnership Progress Report  
**Department:** Environment and Planning

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2017/01558-02 - D13661064  
Author: Janene Flick, Senior Strategic Environmental Planner  
Anumitra Mirti, Section Manager, Environmental Strategies  
Manager: Karen Tucker, Acting Unit Manager, Open Space and Recreation  
Executive: Scott Cox, Director Environment and Planning

## **Report Purpose**

The purpose of this report is to provide Council with a progress report on the implementation of the Cities Power Partnership (CPP) Pledge Actions.

## **Recommendation**

- 1 That Council note this progress report on the Cities Power Partnership Pledge Actions.**
- 2 That Council continue implementing the Pledge Actions and providing six-monthly reports to Council and the Climate Council.**

## **Background**

Council at its Ordinary Meeting of 13 August 2018, resolved to join the Climate Council's national climate action program, Cities Power Partnership (CPP) and agreed to identify Pledge Actions from 38 actions across four focus areas including, renewable energy, energy efficiency, sustainable transport and advocacy.

Council at its Ordinary Meeting of 25 March 2019 then considered the Pledge Actions and resolved to commit to the following six Pledge Actions:

- 1 Pledge Action A3 - Install renewable energy (solar PV and battery storage) on Council buildings for example childcare facilities, libraries, street lighting, recreation centres, sporting grounds and Council offices.*
- 2 Pledge Action A13 - Identify opportunities to turn waste to energy, specifically organic matter through Council's waste water treatment plants.*
- 3 Pledge Action A14 - Implement landfill gas methane flaring or capture for electricity generation.*



### **3.4 Cities Power Partnership Progress Report (contd)**

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- 4 *Pledge Action B3 - Public lighting can use a lot of city's energy budget – roll out energy efficiency lighting (particularly street lighting) across the municipality.*
- 5 *Pledge Action C1 - Ensure Council fleet purchases meet strict greenhouse gas emissions requirements and support the uptake of electric vehicles.*
- 6 *Pledge Action D8 - Support local community groups with their community energy initiatives.*

Council required six monthly progress reports on the implementation of these Pledge Actions.

#### **Current Status**

This report provides the first update on work undertaken across Council to implement these Pledge Actions since the date of the Council resolution 25 March 2019.

#### **Pledge Action A3 – Install Renewable Energy (Solar PV and Battery Storage)**

The One megawatt, (1MW) rooftop solar photovoltaic project for Council buildings has been fully scoped by Innovations and Futures Energy Management Team and handed over to Council's Project Management Team for implementation.

This project is anticipated to be completed in early 2021. The solar electricity produced from this project will provide approximately 2% of Council's electricity needs.

In addition, Council is participating in the Southern Sydney Regional Organisation of Councils (SSROC), Program for Energy and Environmental Risk Solutions Round 2 (PEERS 2) electricity tender. The tender aims to source 20% of Council's electricity from a renewable Power Purchase Agreement (PPA) achieving lower costs in the process.

#### **Pledge Action A13 – Waste to Energy – Wastewater treatment plants**

Preliminary investigations continue into an opportunity to generate energy from wastewater using a Renewable Energy Generation Facility (REGF). The proposed REGF will include a Thermal Hydrolysis Plant (THP) that reduces the fugitive emissions of the treatment plant and provides combined heat and power. Energy storage will be considered as a way of providing demand response to Council's wastewater treatment plant at Kincumber in conjunction with the THP/biogas generator.

The proposed Central Coast Council REGF will receive and process all the biosolids produced from Council's eight sewage treatment plants. The facility will also accept significant organic waste streams from businesses (typically food manufacturers) located in the region. The facility will process these waste streams to produce renewable energy that will benefit the wider regional economy and reduce the cost to operate the Kincumber Wastewater Treatment Plant.

A grant application has been submitted to the Emerging Energy Fund for pre-investment studies to determine the feasibility of the proposed REGF. Council is awaiting a response to this grant application.

**Pledge Action A14 – Landfill gas methane flaring or capture for electricity generation**

Landfill gas capture for subsequent flaring and electricity generation is currently undertaken across four (4) waste management facilities where gas generation rates are both tangible and collection is practical. This includes both flaring and electricity generation at Kincumber, Woy Woy and Buttonderry landfills as well as flaring at the Green Point closed landfill site.

The landfill gas electricity generation infrastructure installed and managed at Council's waste management facilities is currently generating around 27,000 megawatt hours of reliable, base load renewable energy annually. Planning is underway to identify opportunities for further improvement and expansion of the infrastructure at both Woy Woy and Buttonderry waste management facilities.

**Pledge Action B3 – Public Lighting**

Council is working with the SSROC which oversees the Street Lighting Improvement Program and the Lighting the Way Program. Council officers and SSROC representatives are currently identifying and developing the most appropriate model for replacement of existing Central Coast residential street lighting with energy efficient LED lighting to achieve energy efficient outcomes and emission reductions.

**Pledge Action C1 – Sustainable Transport - Electric Vehicle (EV) Fleet**

Council's Sustainable Fleet Project is gaining momentum and proving Council as leaders in local government fleet provision. The following actions have been undertaken in response to this Pledge;

- Council's first 100% electric vehicle the Hyundai Ionic, "Green Tree Frog" was delivered and added to Council's car share fleet – fueled by a renewable energy source.
- 100% electric passenger vehicle numbers have grown beyond 0% (1/380) of Council's total passenger vehicle fleet. Future orders have been placed for the addition of a further two EV's per quarter for the next four financial quarters.
- The number of Hybrid passenger vehicles has grown to 8% (30/380) of Council's total passenger vehicle fleet.
- The leaseback of small and medium sized vehicle now caters for hybrid vehicle selection as a standard.

### **3.4 Cities Power Partnership Progress Report (contd)**

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- Council's first electric truck is currently being designed / specified and is scheduled to be delivered to Council prior to end of 19/20 financial year.
- Council is currently seeking market options for installation of 2 x electric vehicle charging points at 5 works depot and administration buildings.
- Hybrid trucks are steady at 2% (5/258) of Council's total truck fleet.
- Council's first hybrid 20 tonne excavator is due to be delivered in the second quarter of the 19/20 financial year.
- Tier 4 emission standard, is now set as a mandatory criteria in the assessment and purchase of heavy plant.
- Council is due to expand the Global Positioning System (GPS) deployment from 295 assets to 620 assets during the third quarter of the 19/20 financial year, providing Council with greater insights to optimise fleet performance and reduce environmental footprint, fuel consumption and emission levels.
- The trial of car share technology (hardware and software) is nearing completion and a final recommendation on the future direction will be delivered to the Executive Leadership Team (ELT) for consideration.

#### **Pledge Action D8 – Community Advocacy**

Council Staff attended a meeting with the Central Coast Community Energy Association to have initial discussions on potential community initiated and lead project opportunities. There is currently no internal staff resources available to assist the community to progress these projects. Internal resourcing of community lead projects will be achieved through the Climate Change Action Planning process and financial resourcing of the Climate Emergency Declaration.

Council officers have been progressing this pledge through advocacy and presentations at: - Sustainable Leaders Forum for Teachers (June 2019), Culture Evening: Climate Change Event (September 2019). These presentations informed the community of work being undertaken by Council in relation to Climate Change.

#### **Consultation**

The six (6) Pledge Actions are being implemented across the Council. This report has been prepared from responses from the responsible Directorates and Business Units and include;

- Environment and Planning Directorate, Strategic Planning Unit
- Water and Sewer Directorate, Water Assets and Facilities Management Unit
- Chief Financial Officer, Plant and Fleet Unit

- Roads, Transport, Drainage and Waste Directorate, Roads Business, Development and Technical Services, Roads Assets Planning, Waste Services and Business Development
- Innovations and Futures, Energy Management Team

**Link to Community Strategic Plan**

Theme 3: Green

**Goal E: Environmental resources for the future**

G-E4: Incorporate renewable energy and energy efficiency in future design and planning, and ensure responsible use of waster and other resources.

**Critical Dates or Timeframes**

Next Report due March 2020

**Attachments**

*Nil.*

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**Item No:** 3.5  
**Title:** Consideration of Submissions and Adoption of the Central Coast Youth Strategy  
**Department:** Connected Communities

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13662618  
Author: Belinda McRobie, Social Planner  
Manager: Glenn Cannard, Unit Manager, Community Partnerships  
Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

This report recommends that Council consider the submissions received during the public exhibition period and adopt the final Central Coast Youth Strategy (Attachment 1). The report outlines proposed minor amendments to the Strategy in response to these public submissions.

### **Recommendation**

- 1 That Council note that the Draft Central Coast Youth Strategy was publicly exhibited from 26 July 2019 to 23 August 2019.**
- 2 That Council consider the submissions received during the exhibition period.**
- 3 That Council note and endorse the amendments recommended by Council staff in this report.**
- 4 That Council adopt the Central Coast Youth Strategy (Attachment 1), and make available on Council's website.**

### **Context**

Central Coast Council defines young people as those aged 12-24 years of age who live, work, study or play in the Central Coast Region.

There are more than 50,000 young people aged 12-24 years living in the Central Coast Region, representing around 14.9% of our total population.

Young people and their thoughts, attitudes, opinions and ideas are vital to the future of our region. They are valuable members of society and the way we include, reflect and recognise their contribution will influence the future direction of the Central Coast.

### **3.5 Consideration of Submissions and Adoption of the Central Coast Youth Strategy (contd)**

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During the development of the Strategy, Council officers engaged with over 1,600 young people and 67 youth services. Over 7,500 thoughts ideas and suggestions were received which directly inputted into the Strategy.

The Strategy has been developed following extensive research and consultation and is structured around six key themes: Including Us, Happy and Healthy, Feeling Safe, Somewhere to Live, Living Green, and Skilled and Ready.

Through the six themes, the Strategy provides the strategic direction over the next five years for the delivery of contemporary youth services, programs, activities and events that meet the needs of a diverse population. It is a plan for Council to work in partnership alongside the local youth sector, schools, young people and the community to implement the recommended actions.

#### **Consultation**

The Central Coast Youth Strategy has been informed by an extensive community consultation process. This included:

Online Youth Survey – 863 young people completed an online survey. This was advertised widely through social media, local schools and local youth services.

Youth Intercept Surveys - 350 young people were interviewed during the October school holidays, at programs events and activities around the Coast and at places young people frequent (the beach, shopping centres, skate parks). Staff also attended the Margaret Merritt Cup and Indigenous Talent selection day where over 100 Indigenous young people were interviewed.

Schools workshops: six interactive workshops were conducted at Lake Munmorah, Wyong, Niagara Park, Gosford, and Terrigal High Schools. A total of 180 young people participated in these workshops.

Interactive sessions: 200 young people were involved in the interactive workshops sessions which were held at Lakes Festival events (Canton Beach and Budgewoi).

Y4Y: The 12 newly selected Y4Y members participated in an interactive workshop at their first meeting in December.

Youth Services: 67 Youth Services were also engaged through a workshop at the November meeting of the Central Coast Youth Interagency and through the online youth services survey.

Overall, over 1600 young people and 67 youth services were involved in the development of the Central Coast Youth Strategy.

### **3.5 Consideration of Submissions and Adoption of the Central Coast Youth Strategy (contd)**

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The Draft Central Coast Youth Strategy was exhibited for a period of 28 days from 26 July 2019 to 23 August 2019.

During exhibition the Strategy was displayed at:

- Libraries – Bateau Bay, Erina, Gosford, Kariong, Kincumber, Lake Haven, The Entrance, Tuggerah, Umina, and Woy Woy
- Civic Centres – Gosford and Wyong
- Online – Your Voice Our Coast

Exhibition activities included:

- Advertisement in local print media
- Media releases
- Social media posts
- Liaison with local schools and youth sector

A total of 11 submissions were received via:

- Your Voice Our Coast
- Ask@centralcoast

There were 529 visits to the page on Your Voice Our Coast with 238 downloads of the draft summary.

#### **Submission Analysis**

As a result of submissions received during the public exhibition period there are three minor changes proposed to the draft Strategy. These changes include:

- layout changes relating to the quotes from young people in each chapter;
- addition of creative employment examples under the 'Skilled and Ready' theme; and
- amending the Acknowledgement of Country to be more youth specific.

A summary of the submissions and action taken is presented in Attachment 2.

### **3.5 Consideration of Submissions and Adoption of the Central Coast Youth Strategy (contd)**

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#### **Options**

- 1 Final adoption of the Central Coast Youth Strategy. This is the recommended option.
- 2 Further amend the Central Coast Youth Strategy. This is not recommended due to the extensive community engagement undertaken. The draft Strategy has been amended taking into account community feedback.

#### **Financial Impact**

The Strategy has been designed to be implemented over the next 5 years in partnership with other levels of government, youth and community sector.

Where deliverables involve other units within Council, responsibilities will be assigned to relevant units through Service Unit Business Plans and resources will be allocated within ongoing business unit operational budgets. The Community Partnerships Unit will be responsible for monitoring and reporting against actions, providing support to internal and external partners and ensuring the overall outcomes of the Strategy are met.

#### **Link to Community Strategic Plan**

Theme 1: Belonging

#### **Goal A: Our community spirit is our strength**

B-A2: Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life.

#### **Risk Management**

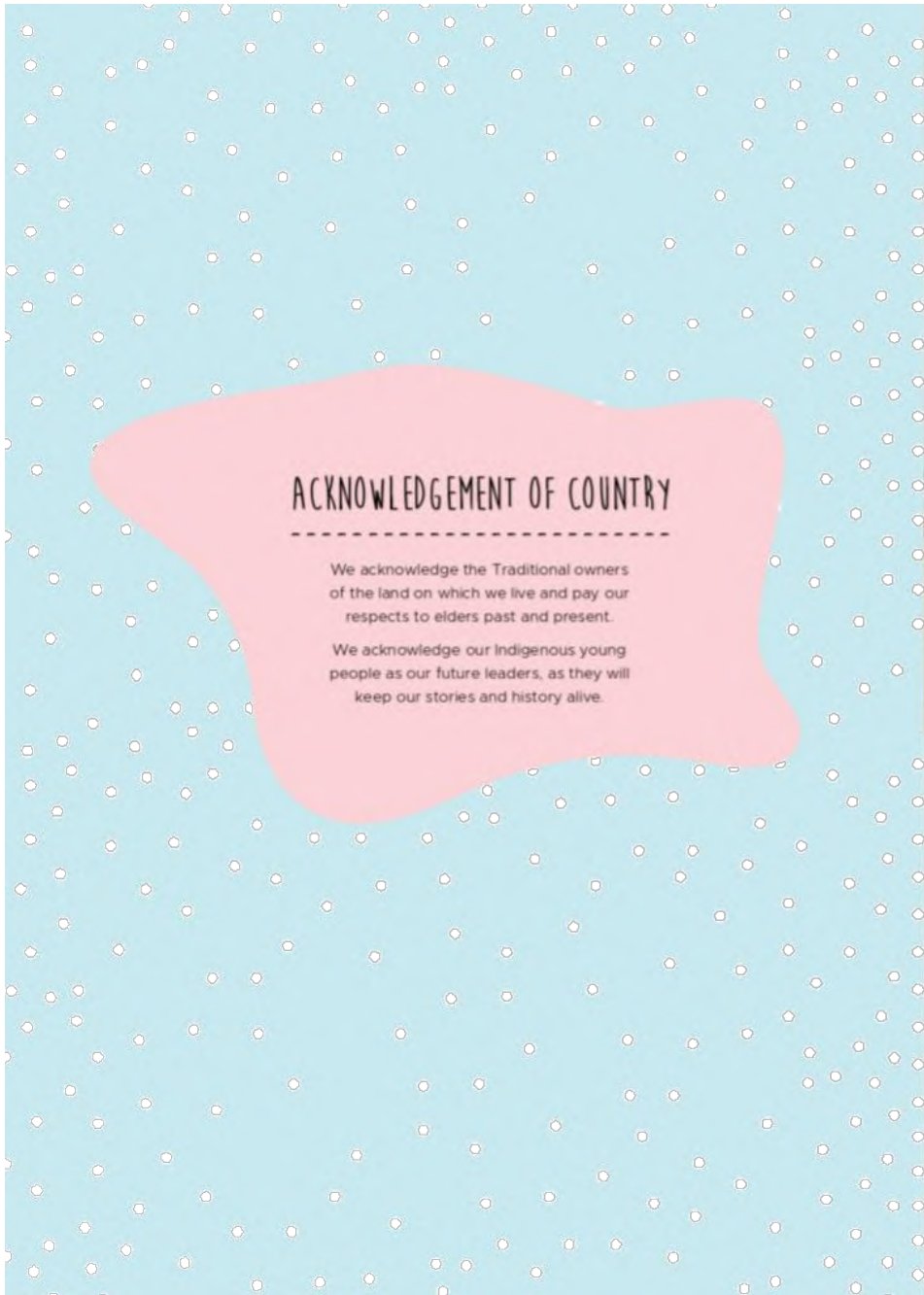
Sufficient time has been allocated to consider community consultation and submissions received in the public exhibition period. The proposed amendments are considered to be a reasonable reflection of constructive submissions and do not substantially amend the draft Strategy.

#### **Attachments**

- |   |  |           |
|---|--|-----------|
| 1 | Central Coast Youth Strategy                                 | D13672333 |
| 2 | Public Exhibition Submissions - Central Coast Youth Strategy | D13669966 |







## ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional owners of the land on which we live and pay our respects to elders past and present.

We acknowledge our Indigenous young people as our future leaders, as they will keep our stories and history alive.



## WHO ARE YOUNG PEOPLE?

Central Coast Council defines young people as those aged 12-24 years of age who live, work, study or play in the Central Coast Region.

## THANKS TO ALL THOSE WHO CONTRIBUTED TO THE CENTRAL COAST'S FIRST EVER YOUTH STRATEGY.

Central Coast Council would like to thank every young person who contributed to the development of this Strategy. Your stories, thoughts, ideas, suggestions and opinions are important and valued and have directly impacted into the Strategy.

A special thanks to Council's Customer YW (Youth Action Team) team members: Maia Ambridge, Tamara Caldwell, Ruby Inghis, Corey Lees, Mikal Midway-Felton, Ashley Midway-Felton, Christine Fox, Kieran Peters, Isabela Reading, Crystal Russian and Hannah Lynn Walker who helped to develop and design the Strategy from the first day they were on-board.

Council would also like to thank the local youth sector, who work hard to support young people on the Central Coast every day. We value your experience, knowledge, ideas and opinions and Council is excited to continue the strong partnerships to make the Central Coast an even better place for young people.





~ ~ ~ ~ ~ A MESSAGE FROM YOUNG PEOPLE ~ ~ ~ ~ ~

Right across the Coast, young people make up a large part of society and we contribute so much to our community – socially, culturally, and economically.

With more than 52,000 of us aged 12 to 24 who live, study and work on the Central Coast, listening to our voices is key to positive community change. When supported well, we add life, colour and energy to the whole community.

In the coming decades, we will become business leaders and representatives in a fast growing regional and global economy. Investing in us is investing in the future of the Central Coast. Therefore it's essential for us to be included as an integral part of planning for the future of the region.

Central Coast Council's Youth Strategy is designed for local youth, by local youth. An adopted Strategy is imperative to giving us a platform within our community, and to two pressing issues by which we can thrive.

This Strategy acknowledges what we want and need, and how these are going to be addressed. It allows for the amalgamation of diverse individual voices into one story and united voice.

We are proud to present the first ever Central Coast Youth Strategy.

CENTRAL COAST Y4Y 2019.

~ ~ ~ ~ ~

MAYOR'S MESSAGE



I am happy and proud to support the Y4Y team in presenting the first ever Central Coast Youth Strategy. The Strategy outlines a renewed focus on how Council engages with, works with, and supports young people in the Central Coast Region.

This is an important document that sets the direction for Council in the delivery of services, infrastructure, programs, events and activities that meet the needs identified by young people and youth services on the Central Coast over the next five years.

During the development of the Strategy, we talked to over 1,600 young people and youth services. Council believes that the strength of this Strategy and its actions lies with what we heard from young people (the evidence) and what we're going to do about it (the actions).

Hearing from and acting on what young people have told us is crucial for the successful implementation of this Strategy and working together to create an even better Central Coast.

Young people told us what they are worried about and what they love. This Strategy acts to turn around the bad stuff and build on the good.

I would like to say a big thank you to the young people, youth services, schools, and community members who gave their time, knowledge and experiences and helped to shape this Strategy.

We look forward to continuing the good work with you to turn this Strategy into reality.

Mayor Jane Smith  
Central Coast Council

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## WHY A YOUTH STRATEGY?

There are more than 50,000 young people aged 12-24 years living in the Central Coast Region, representing around 14.9% of our total population.

Young people and their thoughts, attitudes, opinions and ideas are vital to the future of our Region. They are valuable members of society and the way we include, reflect and recognise their contribution will influence the future direction of the Central Coast.

As we prepare for the future and implement the Community's vision through our Community Strategic Plan 'One Central Coast' (2018-2028) and this first ever Central Coast Youth Strategy, we've asked and listened to young people about what's great, what's not so good, and what can make it an even better place?

The response has been amazing with over 1,600 young people, youth services and interested residents contributing over 8,000 thoughts, ideas and opinions. This feedback has directly inputted into the development of this Strategy.

This Strategy provides the strategic direction over the next 5 years for the delivery of contemporary youth services, programs, activities and events that meet the needs of a diverse population.

It's a plan for Council to work alongside the local youth sector, schools, young people and the community to make the Central Coast an even better place.

## HOW DOES THE YOUTH STRATEGY FIT?

This Strategy is part of a broader planning framework called 'One Central Coast' which sets the direction for our community over the next 10 years. The 'Youth Strategy' aligns with the broad themes of 'One Central Coast' which are: Belonging, Smart, Green, Responsible and Liveable. There are close links between the six themes of this Strategy and the five themes of One Central Coast.

For example, key objectives in the Community Strategic Plan that relate to young people include:

- Work within our communities to connect people, build capacity and create local solutions and initiatives.
- Celebrate and continue to create opportunities for inclusion where all people feel welcome and participate in community life.

- Work together to solve a range of social and health issues that may impact community wellbeing and vulnerable people.
- Enhance community safety within neighbourhoods, public places and spaces.
- Invest in broadening local education and learning pathways.
- Support businesses and local leaders to mentor young people in skill development through traineeships, apprenticeships and volunteering.
- Educate the community on the value and importance of natural areas and encourage community involvement in the caring of our natural environment.

# FAST FACTS - YOUNG PEOPLE



**14.9%**

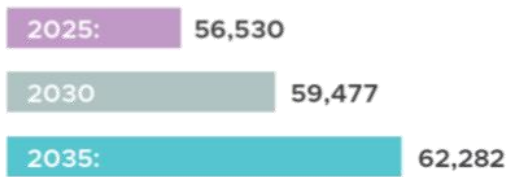
of the people living in the Central Coast Region are aged 12-24 years.

**50,141**

total number of young people aged between 12 - 24 that live on the Coast.

## THE FUTURE

Projected growth of young population: increase of **24.2%** between **2016** and **2035**.



## DIVERSITY

- 6.7% identify as Aboriginal and/or Torres Strait Islander.
- 5.6% born overseas.
- 3.6% spoke a language other than English at home (top 3: Mandarin, Spanish and Cantonese).
- 6.1% identified the need for assistance with core activities.

## EDUCATION

- 21.2% of young people attended an educational institution.
- 3.7% were at primary school.
- 40.7% were attending secondary school.
- 5.8% were at TAFE.
- 10.6% were at University.

## QUALIFICATION

- 7% hold a tertiary qualification.
- 15.8% hold a vocational qualification.

## EMPLOYMENT

- 87.3% were employed (41.3% were working full time and 56.2% part time).
- 12.7% were unemployed.
- 5.3% provided unpaid assistance to a person with a disability, long term illness or old age.

## INCOME

- 30.9% of people aged 12 to 24 years were living in high income households (over \$2,500 per week).
- 7.0% were living in low income households (under \$650 per week).

## FAMILIES

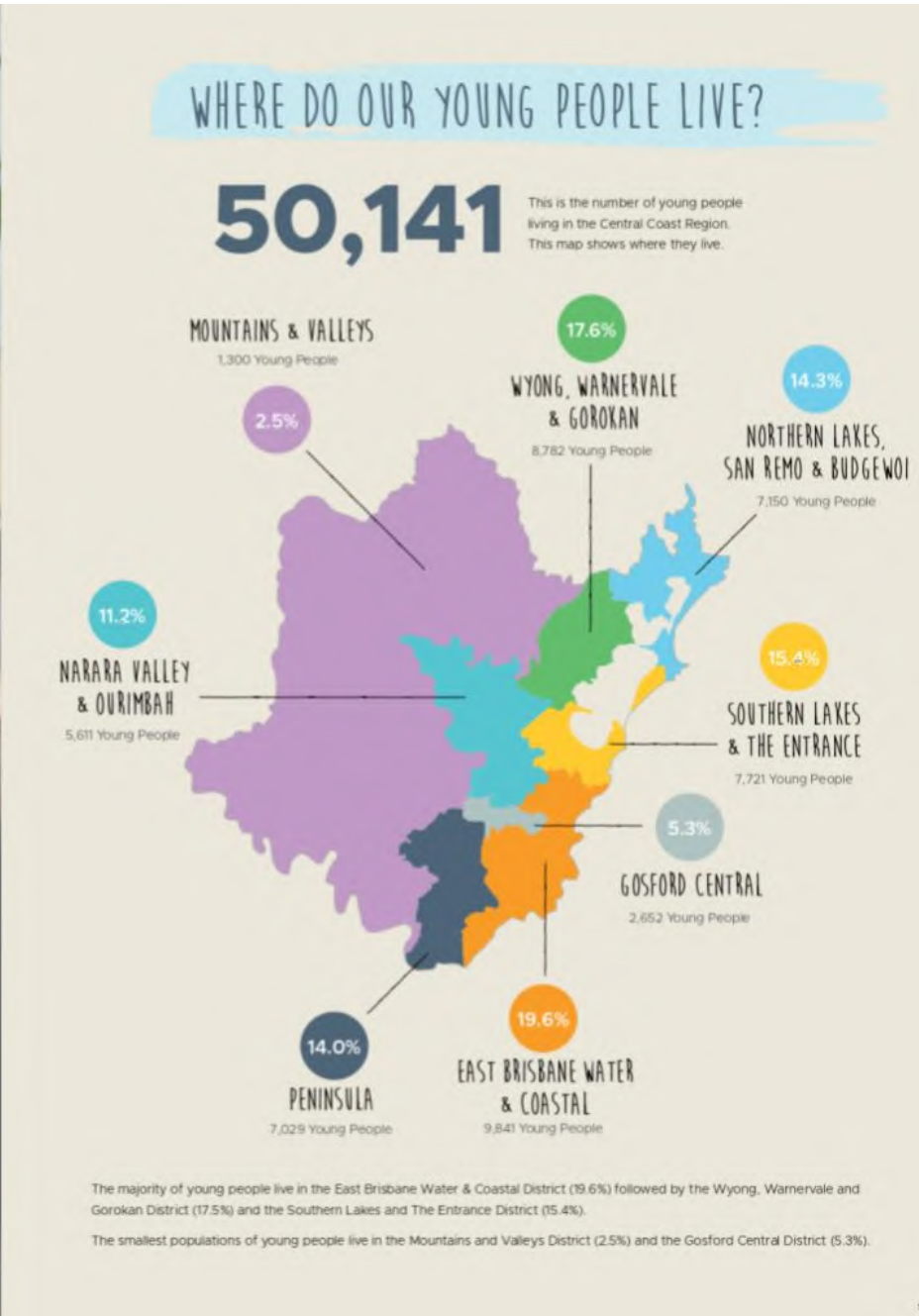
- 59.3% of young people were living in couples with children households.
- 25.3% were one parent families.

## HOUSING

- 62.8% of young people were in households who were purchasing or fully owned their home, 28.5% were renting privately, and 2.8% were in social housing.

## INTERNET CONNECTION

- 90.4% of young people had access to an internet connection at their house.
- 4.3% still had no internet connection.



## HOW WE ENGAGED WITH YOUNG PEOPLE

We engaged with young people from October to mid-December 2018. This is how they participated:

### ONLINE YOUTH SURVEY

863

young people got online and completed a survey. This was advertised widely through social media, local schools and local youth services.

### YOUTH INTERCEPT SURVEYS

350

young people were interviewed during the October school holidays, at programs events and activities around the Coast and at places young people like to hang out (the beach, shopping centres, skate parks). Staff also attended the Margaret Merritt Cup and Indigenous Talent selection day where over 100 Indigenous young people were interviewed.

### SCHOOLS WORKSHOPS

180

Six interactive workshops were conducted at Lake Munmorah, Wyong, Niagara Park, Gosford, and Terrigal High Schools. A total of 180 young people participated in these workshops.

### INTERACTIVE SESSIONS

200

young people were involved in the interactive workshops sessions which were held at Lakes Festival events (Canton Beach and Budgewoi).

### Y4Y

12

The newly selected Y4Y members participated in an interactive workshop at their first meeting in December.

### YOUTH SERVICES

67

Youth Services were also engaged through a workshop at the November meeting of the Central Coast Youth Interagency and through the online youth services survey.

## WHO PARTICIPATED?

1,600+

young people participated in engagement activities. This included over

745

young people participating in face to face activities and

863

young people completing online surveys

67

Youth Services involved through face to face and online.

## HOW DID WE TELL YOUNG PEOPLE WHAT WAS HAPPENING?

To raise awareness of the project and to get young people involved, Council mainly used social and print media.

Young people were called upon to 'get involved', 'have your say' and 'tell us what matters'. Social media was the most successful method, with

32,285

people reached and

1,572

people engaging directly with the social media posts.





## WHAT YOUNG PEOPLE SAID: YOUTH SURVEY

### WHAT YOUNG PEOPLE LOVE ABOUT THE CENTRAL COAST?

- 24% The great sporting and recreation facilities/clubs/programs/activities.
- 20% The people and sense of community
- 14% The natural environment, especially the beaches.
- 13% There's a range of different things to do.
- 9% The laid back lifestyle.

### WHAT'S THE MOST IMPORTANT ISSUE?

- 22.8% Mental Health.

### WHAT'S REALLY IMPORTANT FOR YOUNG PEOPLE?

- 91% Feeling safe.
- 89% Somewhere to live.
- 84% Mental Health.
- 81% Education and Study.
- 77% The Natural Environment.

### WHAT DO YOUNG PEOPLE NEED FOR THE FUTURE & A GOOD LIFE?

- 26% Job and secure income.
- 19% Family, friends and good support networks.
- 17% A good education and finish school.
- 10% An affordable place to live.
- 7% A positive attitude, hard work and determination.

### WHAT YOUNG PEOPLE WOULD CHANGE TO MAKE THE CENTRAL COAST A BETTER PLACE? NOW

- 14% Better transport around the Coast.
- 12% More things to do.
- 11% More local jobs.
- 9% A cleaner environment.
- 6% Parks/Playgrounds/Skate parks inclusive of young people.

### WHO WOULD YOUNG PEOPLE GO TO FOR HELP?

- 75.5% Family.
- 58% Friends.
- 26.6% Teachers.
- 21.6% Private support service (e.g. counselor).
- 19.4% Youth Centre/youth service.

### WHAT YOUNG PEOPLE WOULD CHANGE TO MAKE THE CENTRAL COAST A BETTER PLACE? IN THE FUTURE:

- 13% A clean and healthy environment.
- 13% Local job opportunities.
- 10% Improved transport to make it easier to get around.
- 10% More affordable housing.
- 8% Better education opportunities - choice and access.

### HOW YOUNG PEOPLE WOULD LIKE COUNCIL TO LISTEN/ENGAGE WITH THEM?

- 44.9% Social media.
- 23.8% Through schools/TAFE/University.
- 19.3% Face to face at places young people hang out.
- 6.1% A youth specific website.
- 2.5% Text messages.

## WHAT YOUNG PEOPLE SAID: FACE TO FACE

### WHAT YOUNG PEOPLE LOVE ABOUT THE CENTRAL COAST:



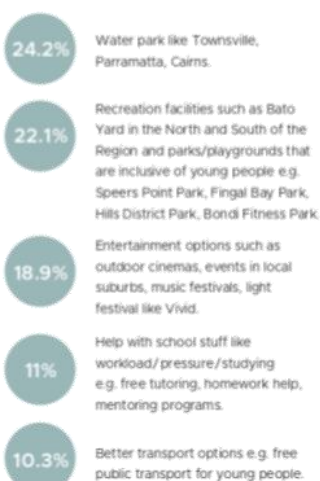
### THE MAIN ISSUES OR CHALLENGES FOR YOUNG PEOPLE:



### IF THEY WERE THE BOSS, YOUNG PEOPLE WOULD MAKE IT A BETTER PLACE BY:



### IDEAS THAT YOUNG PEOPLE WOULD LIKE TO SEE HERE:



DID YOU KNOW?

**The Youth Sector**  
- means any group or organisation that provides services for young people.

WHAT THE YOUTH SECTOR SAID



MAIN ISSUES/CHALLENGES FOR YOUNG PEOPLE:

**EMPLOYMENT/EDUCATION**

- Lack of local employment opportunities for young people and school leavers specifically.
- Lack of alternative education for years 7 and 8 and Department of Education alternative BD/ED classes are full.
- Basic life/living skills that aren't taught in school.

**INCLUDING YOUNG PEOPLE**

- Inclusive - Events, shopping centres. Services providing interactive young spaces.
- Lack of positive opportunities for young people (e.g. gaming forums, physical activities).

**HEALTH AND WELLBEING**

- Mental health: anxiety.
- Consistent staffing of mental health services.
- Not enough mental health services.
- Access to health care. Young, friendly appropriate doctors.

**ACCESS/TRANSPORT**

- Social isolation, caused by lack of transport options and affordability.

MAIN ISSUES/CHALLENGES FOR THE YOUTH SECTOR:

**EMPLOYMENT/EDUCATION**

- Linking young people to jobs/study after school. (Working with businesses to see what they can offer).
- Employment - not enough suitable and local employment.
- Linking with organisations/companies/businesses to take on young people - young people often need support to get into employment/training.

**GEOGRAPHICAL DISTANCE**

- Geographical size and distance across the Coast to travel - causes time restraints.
- Driving so far and lack of awareness of services on a regional scale.
- Need more community transport that is youth specific and affordable.
- Geographical distance - time spent travelling versus providing services. E.g. NDIS charging increased amount for travel.

**FUNDING**

- Lack of funding e.g. short contracts, tight criteria.
- Services at maximum capacity due to funding.
- Competitive tender processes - harder to collaborate when competing for the same funding.
- Funding can be taken/changed very easy - hard for the young clients.
- Funding not best practice approach - not linked to regional youth plan.

POSITIVE THINGS HAPPENING FOR YOUNG PEOPLE:

**LIFESTYLE**

- Beaches and skate parks - free activities.
- Safe environment, young people feel safe.
- Friendly atmosphere.

**SERVICES AVAILABLE**

- Programs available on the Central Coast for young people are diverse e.g. living skills at RYSS/Young parents hub - North Wyong.
- Alternative schooling options on the Coast - there is over 3 options which is a lot for our Region.
- There are a lot of services on the Central Coast that all want the best for young people. E.g. RTO's with disability, mental health etc. support.
- Free wellbeing programs in local schools run across most high schools on the Central Coast.

**NATURAL ENVIRONMENT**

- The natural environment on the Coast allows for opportunities for young people to be out and about and exploring in ways that are beneficial to many things, such as mental and physical health.
- Geographical positives, many options of different landscapes (beaches, country lifestyle, shops).

PRACTICAL ACTIONS/ STRATEGIES/IDEAS THAT COULD ADDRESS THE ISSUES/CHALLENGES:

**FUNDING**

- More funding and longer contracts.
- More funding: groups of young people get missed/fall between the gaps - i.e. young people on the spectrum.
- Longer funding terms not linked to election cycles - takes a longer period of time to establish service and build rapport.

**PROGRAMS BY YOUNG PEOPLE FOR YOUNG PEOPLE**

- Programs led by young people for young people. They know what they want and what they will attend.
- Peer based programs - an example of this is looking at the issues around sexual health - in the past this has worked well.
- Get young people to consult on the development of any new programs/initiatives coming to the Coast so that the service is actually giving the community what they want and need.

**REDUCE OR NO COST PROGRAMS**

- Soft entry points - 'drop in' no longer exists but it's about being creative with entry into programs having low/no cost as an incentive for young people to attend and therefore open up about what they need and gain access to services.
- Social connections after school - extra-curricular activities that are free or low cost. Not necessarily a structured activity - gaming groups.
- Programs/activities/events in December and January for young people that are low or no cost. This is the time of year that young people are most isolated, in particular if they don't have funds to participate in activities through shopping centres etc.
- Run more expos/info days for young people to gain information about what's out there.



WE HEARD WHAT  
**- YOUNG PEOPLE -**  
SAID

SO HOW DOES THIS TRANSLATE  
TO A YOUTH STRATEGY?

Listening to young people – their opinions, thoughts, experiences, stories and knowledge has been the basis on which the Strategy has been developed. Over 1600 young people told us about living here on the Central Coast – the good, the bad and what we can be doing better. We had over 8000 thoughts, opinions and ideas – which is a huge amount of information!

With the help of Council's Y4Y Team, we analysed the data and some common themes began to emerge. Six key themes were identified:

```
graph TD; A((INCLUDING US)) --> B((HAPPY & HEALTHY)); B --> C((FEELING SAFE)); C --> D((SOMEWHERE TO LIVE)); D --> E((LIVING GREEN)); E --> F((SKILLED & READY)); F --> A;
```



## WHAT ARE THESE THEMES ABOUT?

### INCLUDING US

- is all about including young people in community life. **This means:**

- Providing opportunities for young people to have their say.
- Respecting, appreciating and including young people from diverse backgrounds and abilities in community life.
- Providing free and low cost place based programs/ activities/ events for young people.
- Reaching isolated young people.
- Celebrating young people.
- Providing funding for programs, activities, events and resources.
- Building and strengthening collaboration, skills and knowledge within and outside of the youth sector to support young people.

### HAPPY AND HEALTHY

- is all about young people feeling physically and mentally well. **This means:**

- Raising awareness of all aspects of youth health.
- Supporting and connecting young people to improve their health and wellbeing.
- Young people are active, healthy and thriving.

### FEELING SAFE

- is all about young people feeling emotionally and physically safe - both in their own places and out and about in public places and spaces. **This means:**

- Creating safe and welcoming places and spaces for young people.
- Providing options for young people to get around the region safely.

### SOMEWHERE TO LIVE

- is all about having somewhere affordable and safe to live - both now and in the future. **This means:**

- Making sure that there are a range of appropriate housing options for young people who are homeless or at risk of becoming homeless.
- Making sure that there is a range of affordable housing choices for young people and their families.

### LIVING GREEN

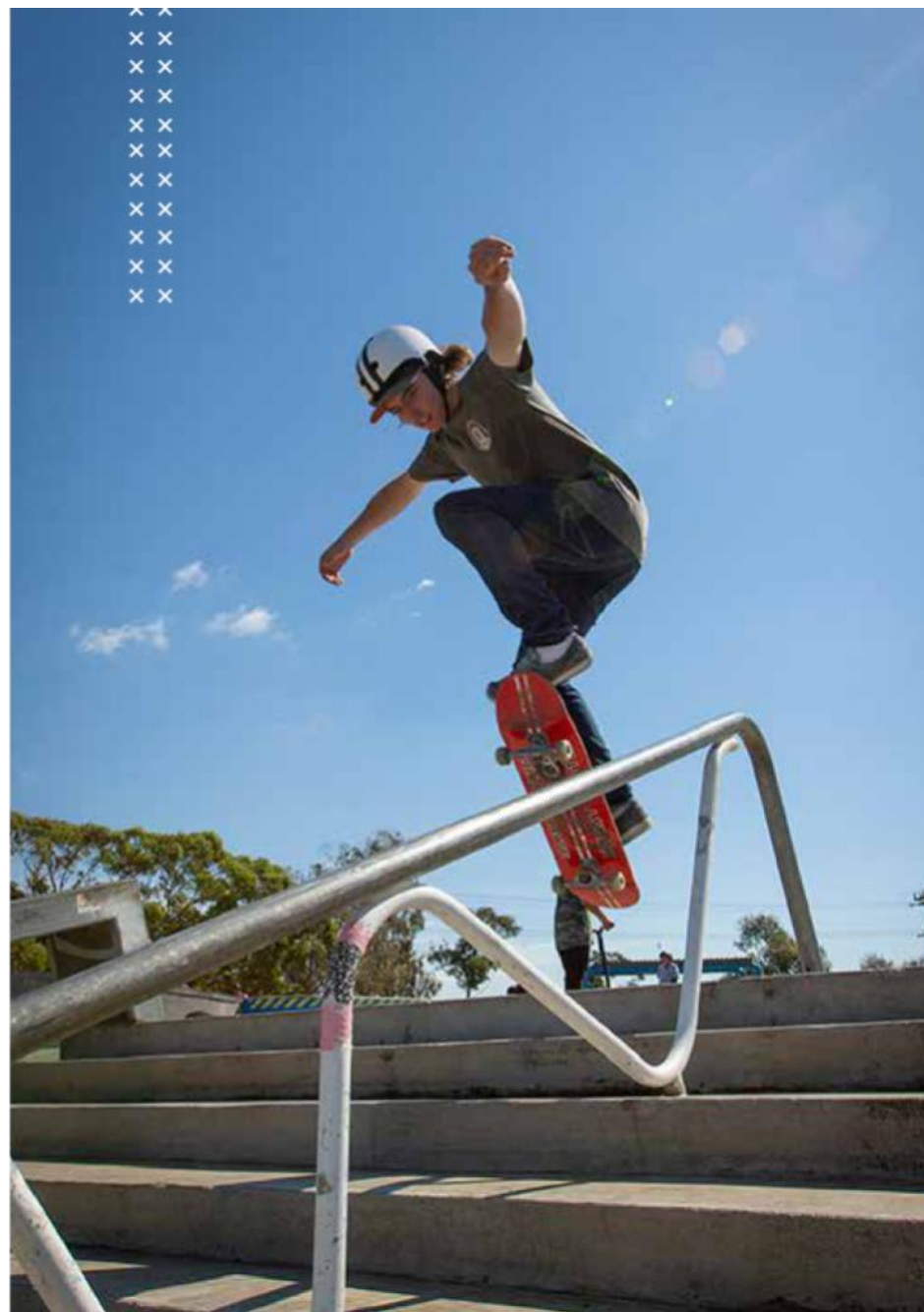
- is all about the beautiful natural environment on the Central Coast and what we as a community can do to look after it and ensure its existence for future generations. **This means:**

- Educating young people about our natural environment.
- Taking action on environmental issues/ challenges.
- Connecting young people with the natural environment.

### SKILLED AND READY

- is all about improving young people's education and career opportunities and pathways. **This means:**

- Providing young people with skills for life.
- Linking young people with local business.
- Kick-starting young people's business ideas.
- Upskilling young people and providing pathways to employment.
- Supporting creative pathways.
- Embracing lifelong learning opportunities.



“ I want to grow up in a community that includes, encourages and engages with young people so that we can speak up honestly, carry the future on our shoulders and continue to progress in a positive way. ”

( INCLUDING US )



Young people enrich the life of our community. Making sure they are included in community life and local decision-making creates a more vibrant Central Coast – socially, culturally and economically. It's important that young people from all backgrounds, talents and abilities are provided with the opportunity to participate. This means in local decision-making, in social opportunities, in sporting and cultural pursuits, in activities, programs and events that are aligned with the interests of young people. Being included as a young person is associated with a range of interpersonal and developmental benefits. These include improving communication and social skills, building resilience and coping mechanisms, gaining early leadership experiences and establishing new social networks. Participating in local decision making where young people can express themselves and have their opinions taken seriously, builds self-confidence, leadership, negotiation and other transferable skills. When young people are encouraged to come up with their own ideas and solutions, they're often inspired to take action themselves.

### WHAT WE HEARD FROM

### YOUNG PEOPLE

Young people expressed that most people living on the Central Coast are friendly, kind and caring. They identified that there is a real sense of community and that the community really puts together in times of need.

They feel that sporting activities, sporting clubs and recreation facilities on the Central Coast are fantastic and are very well catered to and inclusive of young people.

Young people identified that there are a great range of programs, events and activities on the Central Coast, delivered by a range of community-based and private providers, but the downside is that they aren't regular enough, don't particularly include young people or they aren't aware of what's going on.

Young people reported a lack of entertainment opportunities across the whole Central Coast. This is further exacerbated by the isolation of some of the smaller communities and an inadequate transport system, restricting young people's ability to get around easily.

Young people described the limited opportunities where they can access safe and affordable venues to socialise, meet their friends and hang out. Young people frequent public places and placed a high value on facilities such as shopping centres because these social areas are free to access and a safe place to hang out.

Young people voiced the need for upgrades or improvements in places where young people hang out. There were recurring comments about facilities, public spaces and youth specific places feeling unsafe, poorly maintained and not having facilities such as rubbish bins, shade, seating, lighting etc.

There was a desire for more youth centres/spaces, cultural facilities (dance, arts, and theatre) and skate parks - that are well designed, vibrant and linked to other services and multipurpose places.

Young people want their voices to be heard and have their say. Many feel they are not listened to or they are let down when they are involved. They highly valued social media and face-to-face communication methods.

### YOUNG PEOPLE FEEL LIKE THEY ARE INCLUDED WHEN:

- ☑ Their voices are heard.
- ☑ They are provided with opportunities to participate.
- ☑ They feel a sense of belonging.
- ☑ They have things to do.
- ☑ They have a positive image in the community.
- ☑ They are celebrated.

“ To make the Central Coast a better place, I want Young People to be able to freely speak their opinions on certain topics and also to come up with creative ideas and hold youth events, programs and activities that include young people like we are a part of the community. ”

“ It would be great to see Council involving young people in strategic planning, policy and decision making (like you are now) but more actively through working parties etc. ”

“ Hold larger youth appropriate events that are entertaining and could ultimately give back to the community and environment such as concerts, clean up days, fundraisers, etc. ”

“ To build and have an inclusive community with more awareness of disabilities young people face and less discrimination against young people in general. ”

“ Thank you for making an effort in asking young people about the Central Coast. ”

“ In the future the Central Coast could create multiple youth spaces in which young people can be encouraged to meet and have planned events that gather a variety of different young personalities from suburbs all across the coast and bring them together to help increase each other's confidence, abilities and give the opportunity to make new friendships. ”

“ Having regular safe, supervised events catered to each targeted audience, i.e. 18+ events, more youth focused activities for 13-18. ”

“ I am a queer person in my 20s and I sometimes do not feel safe expressing myself in public. ”

### DID YOU KNOW?

20%

of young people said that the people and sense of community makes the Central Coast a great place to live.

7.4%

of young people who responded to the survey were Indigenous.

4.4%

of young people who responded to the survey were not born in Australia and 1.2% of young people spoke a language other than English at home (Japanese, German, Bosnian, Serbian, Hindi, Mandarin, and Afrikaans).

6%

of young people who completed the survey identified as having a disability.



Council has a Y4Y Team who are elected every year to act, advocate and advise on youth related issues.



Council has a Youth Services Team who provide a range of programs, activities, events for young people across the Central Coast.

“ More free, fun, interactive activities would be good! And during those activities it would be a good place to raise awareness about topical issues like environmental concerns and mental health. ”

“ I'd love to be able to go to a place my friends and I can hang out at after school. We could "hang", be safe, get advice or support about life, issues, jobs etc. It needs to be close to school, home & public transport. ”

“ I struggle to find things here to do with my friends on the weekend - especially in the colder months, other than the movies there's not much around the Northern end of the Coast. ”

“ Council should focus on the delivery of better youth engagement through activities and events, social media campaigns and pop-up community consultations to speak to the youth which who aren't aware of these surveys and strategies being undertaken. ”

----- INCLUDING US - WHAT WE'LL DO -----

GOAL	NEW OR ONGOING & WHEN	ACTION
Provide opportunities for young people to have their say.	ONGOING	Establish and support the Youth Action Team (Y4Y) to be the voice of, and represent young people and youth related issues on the Central Coast.
	ONGOING	Run annual 'Thinking Out Loud' Y4Y Youth Forum to discuss issues facing young people on the Central Coast.
	NEW YEAR 1 - ONGOING	Run targeted engagement with young people for major Council projects. Engagement activities should consider different ways to engage with young people.
	NEW YEAR 1 - ONGOING	Close the feedback loop - get back to young people on the outcome of the engagement process, acknowledging their contribution and how that has informed decision-making.
	NEW YEAR 1 - ONGOING	Establish and maintain a youth focused and run online presence through campaigns designed to promote, raise awareness of upcoming events, programs, services and opportunities for young people.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Y4Y team is established and serve 15 month terms. Y4Y team develop and implement 3 Actions per year. A direct link is established between Council and young people on the Central Coast, providing a youth perspective on Councils' policies, planning, programs and projects. 10-12 young people per year develop leadership skills.	Youth Services Team.	Young people, Youth Sector, Y4Y members.
1 youth forum is held per year based on current/topical issues. Feedback is provided to Council and external stakeholders by the Y4Y members on any relevant information to ensure that Council, schools and local services have an understanding of emerging priorities for local young people.	Youth Services Team.	Y4Y members, young people, schools, Youth Sector.
Major projects are identified. Youth Services Team is consulted regarding involvement from young people. Engagement options are identified in consultation with Youth Services Team and Y4Y. More young people are engaged.	Community Engagement Team Youth Services Team.	Communications Team, Marketing Team, relevant Council Units, Y4Y members, young people.
Outcomes of participation are communicated to young people (both those involved and wider community). Young people are aware of how their input has impacted.	Community Engagement Team Youth Services Team.	Communications Team, Marketing Team, relevant Council Units, Y4Y members, young people.
Online presence established. Media is designed specifically for young people with input from Y4Y. More young people are connected to Council's youth social media outlets. Young people are informed about youth-related programs/events activities/opportunities. More young people attend programs/events activities/opportunities.	Communications Team.	Youth Services Team, Y4Y members.

GOAL	NEW OR ONGOING & WHEN	ACTION
<b>Respect, appreciate and include young people from diverse backgrounds and abilities in community life.</b>	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Partner with and support key organisations and Council Units to deliver targeted programs, events and activities to young people from diverse backgrounds and abilities (e.g. the ultimate gamer program, wheelchair motor cross, idea to screen, sister city youth programs) providing young people with opportunity to connect, participate and learn in a safe, social and supportive environment.
	<b>NEW</b> <b>YEAR 2 - ONGOING</b>	Create places and spaces that are more welcoming of diverse young people by displaying markers of respect and appreciation for diversity (e.g. Aboriginal and Torres Strait Island rainbow icons) on display at places where programs are run for young people.
	<b>ONGOING</b>	Develop and deliver Cultural Awareness programs, events and activities that connect young people to Place e.g. NGURA, Indigenous Surf Camp, Maiga, Refugee week, Youth Exchange program.
<b>Build and strengthen collaboration, skills and knowledge within and outside of the youth sector to support young people.</b>	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Engage in youth sector networking opportunities to build connections, skills, knowledge and best practice approaches to working with young people.
	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Develop a communications/ awareness raising plan for the Youth Services Team to encourage all Council staff to consult the Youth Services Team as population group experts when designing projects that impact young people to ensure best practice approaches are implemented.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Programs, events, activities developed and delivered. Increased numbers of young people from diverse backgrounds and abilities participating in programs/ activities/events. Utilising feedback from participants to create future programming.	Dependant on project.	Youth Services Team, relevant Council Units, Youth Sector, local businesses, non-profit organisations.
Relevant places and spaces are identified. Approval sought and given for display of icons. Icons are installed.	Community Infrastructure Team Place Management Team.	Youth Services Team, Y4Y members, Local Youth Sector, local businesses, schools.
Increased numbers of young people from Indigenous heritage participating in cultural awareness programs, events and activities. Cultural awareness is increased Young Indigenous people feel more connected to Country and Place.	Community and Cultural Programs Team.	Local Indigenous organisations, Community Elders, schools, local businesses, Youth Services Team, relevant Council Units.
Youth Services Team participate in sector networking. New connections and linkages made. Youth Services Team gain updated knowledge/ skills Best practice approaches implemented.	Youth Services Team.	Youth Sector, peak bodies, schools.
Marketing/Comms campaign developed and implemented for Council's Youth Services Team. Other sections/units/departments are aware of the role of the Youth Services Team. Youth Services Team is consulted by other sections/units/departments of Council on youth matters/issues/engagement. Best-practice approaches are implemented when working with young people.	Communications Team.	Youth Services Team, Y4Y members.



GOAL	NEW OR ONGOING & WHEN	ACTION
(CONTINUED...)  Build and strengthen collaboration, skills and knowledge within and outside of the youth sector to support young people.	ONGOING	Continue to support the Central Coast Youth Interagency.
	ONGOING	Support professional development training opportunities to the youth sector.
<b>Provide funding for programs, activities, events and resources.</b>	ONGOING	Promote Council's community grants program to provide funding to support projects activities and programs that link to the priorities of the Youth Strategy and provide opportunities for initiatives led and run by young people.
	ONGOING	Coordinate annual grant funding for youth week programs/activities/ events/ resources.
<b>Provide free and low cost Place based programs/activities/ events for young people.</b>	ONGOING	Transition away from a centre-based youth services model to an outreach model to allow greater participation from a broader range of young people in activities, programs, events, skills development.
	NEW YEAR 1 - ONGOING	Develop and facilitate a program/activity for young people based at Lake Haven Youth Space.
	NEW YEAR 1 - ONGOING	Work with Y4Y and Youth Services Team to provide youth specific activities at key community events so that young people are welcome and included.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
11 Central Coast Youth Interagency Meetings are held per year. Council Youth Services Team representative attends meetings. Sector is connected and informed on current issues/trends	Youth Services Team.	Youth Sector, Government and non-Government Organisations.
Minimum of 1 training opportunity per year for the Youth Sector. Participants are upskilled on relevant topic.	Youth Services Team.	Government and non-Government Organisations, Youth Sector, Education, Employment and Training providers.
Grants opportunities advertised to young people and Youth Sector. Innovative and relevant training provided to young people in grant applications. Y4Y involved in assessing grant applications. Projects funded and implemented and acquitted.	Grants and Funding Team.	Youth Services Team, Y4Y members.
Grant rounds advertised, applications received and assessed. Projects funded and implemented and acquitted.	Youth Services Team.	Y4Y members, Youth Sector, FACS.
Free and affordable programs developed and implemented across locations on the Central Coast. Increased number of young people access programs. Different locations targeted – young people provide input into future programming and locations.	Youth Services Team.	Community and Cultural Programs Team, Events Team, Enterprise and Activation Team, Libraries, Open Space and Recreation, local schools.
Program developed and implemented at Lake Haven Youth Space. Young people access programs and activities. Young people provide input into future programming.	Youth Services Team.	YMCA Lake Haven, local schools, Young people.
Youth Services Team and Events Team work together to identify potential events. Youth specific activities are provided. More young people attending community events.	Events Team.	Youth Services Team, Y4Y, Youth Sector, local businesses, schools.

GOAL	NEW OR ONGOING & WHEN	ACTION
(CONTINUED...)  Provide free and low cost Place based programs/activities / events for young people.	ONGOING	Partner with Council Units, local Youth Sector and schools to provide recreation activities, events and programs to young people across the Central Coast.
	ONGOING	Run skills development programs for young people to explore a broad range of disciplines across wellbeing, fitness and the arts e.g. animation, DJ, engineering and production, graphic design, guitar, MMA based at The Hub Erina.
	ONGOING	Promote affordable events and activities for young people.
	ONGOING	Partner with key stakeholders to provide in-school programs for young people focused on a range of hot topic issues/key concerns e.g. Anger management, domestic violence, bullying, social isolation, social media, mental health.
Reach isolated young people.	NEW YEAR 1 - ONGOING	Purchase and fit-out a fully equipped van (with music/DJ, sporting, arts equipment) to provide outreach programs/ activities and events for young people in isolated communities.
Celebrate young people.	NEW YEAR 2 - ONGOING	Promote the contribution young people make to our community through local media and Council publications e.g. minimum of 6 positive stories per year and explore other third party media outlets to speak positively about young people.
	ONGOING	Showcase the creative and artistic works of young people in Council's exhibition, galleries, venues and public spaces.
	ONGOING	Recognise and celebrate the contribution of young people through various channels e.g. Central Coast Australia Day Awards - Youth of the Year, RYDON Youth Awards.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Free and affordable programs developed and implemented across locations on the Central Coast. Increased number of young people access programs. Different locations targeted.	Dependant on project.	Young people, Youth Services Team, Youth Sector, relevant Council Units, schools, businesses.
Free and affordable programs developed and implemented. Increased number of young people access programs. Young people provide input into future programming.	Dependant on project.	Youth Services Team, Young people, Industry Sector Professionals, local businesses.
Develop and deliver Central Coast wide youth week calendar of events. Promote all youth inclusive events to young people. Young people are informed and attend events/ activities.	Youth Services Team.	Communications and Marketing Teams, Young people, Youth Sector.
Hot topic/ key concerns identified by Council and stakeholders. Programs developed and implemented. Young people increase skills and knowledge to address issues/ challenges.	Youth Services Team.	Youth Sector, schools, local businesses.
Free and affordable programs developed and implemented. Increased number of young people access programs/activities provided from Youth Van. Isolated locations targeted.	Youth Services Team.	Young people, Youth Sector, local businesses, schools.
Increase in number of positive stories on young people in Council publications. % of stories to focus on young people. Increase in number of positive stories on young people in local media.	Communications Team.	Youth Services Team, local media outlets, Schools, Youth Sector.
Exhibition, gallery, community and public spaces identified for exhibition of young people's artistic works.	Dependant on project.	Youth Services Team, Arts and Culture Section, Youth Sector, schools, businesses, young people.
More young people are nominated for awards. Award winners are recognised and celebrated. Award winners are recognised at annual Y4Y youth forum.	Dependant on project.	Youth Services Team, Youth Sector, Events Team.

“ Being physically and mentally healthy dictates much of how you live your life, like what job and education you will strive for. I rank this as the most important to me above all else. ”

## HAPPY AND HEALTHY

A young person's health and wellbeing is central to their ability to participate and engage in their community and society, their ability to successfully move through childhood into adolescence and adulthood, and their ability to live long healthy lives. Central Coast young people and the organisations that support them have identified that addressing issues of health and wellbeing is critical to ensure they are able to reach their life goals and aspirations.

Adolescence is a period of great change for all young people and this time can include a whole range of physical, social, emotional and academic challenges. It is a time when young people are seeking independence, finding out who they are, transitioning into adulthood and often facing pressures from school, social and online environments.

Young people are exposed to choices and behaviours that can significantly affect their current and future health. Educating, discussing and dealing with health concerns and choices when they arise, can really improve young people's quality of life and establish positive health and social behaviours.

### WHAT WE HEARD FROM - YOUNG PEOPLE -

Central Coast young people expressed their mental and physical health as being the top priority area for the Region. They want healthy relationships, good physical and mental health and strong connections with community.

Many are extremely concerned about their own and other young people's mental health. They are worried that they are seeing more and more young people struggling with their mental health and not knowing where to go to get support.

They're also concerned about their physical health and are worried about the increasing numbers of young people who are overweight and obese. Many young people mentioned the need to access healthier food choices, but were limited in terms of choice, education and affordability.

Schools are supportive but don't seem to have enough resources to cope with the huge issue of mental health. Young people felt that school staff should be more educated and aware of student's mental health and be more proactive in seeking appropriate help for students.

Young people continue to turn to their family and friends in a time of need.



### DID YOU KNOW?

- 84%** of young people who completed the survey rated mental health as very important.
- Almost 1 in 4 young people who completed the survey rated mental health as their top priority area.
- 75.6%** of young people who completed the survey rated their physical health as really important.
- 41%** of young people who completed the survey said they would utilise a youth service or private practice for assistance.
- In 2017, 16.3% of people aged 16+ experienced high or very high levels of psychological distress (HealthStats NSW).
- Numbers of intentional self harm hospitalisations of young people aged 15-24 decreased between 2015/16 and 2016/17 (HealthStats NSW).
- In 2016/17 only 29% of children and young people had adequate physical activity, and 45% had a sedentary lifestyle (HealthStats NSW).
- Only 7.4% of children and young people had an adequate consumption of vegetables, while 64.4% had an adequate consumption of fruit (HealthStats NSW).

“ I like to live a healthy life. ”  
Albeit my physical health isn't perfect I like to try my best. I stay active playing sports and going to the gym. I only get one body so I have to look after it.

“ We need more awareness for ”  
mental health in youth - it is becoming worse and therefore will affect us more in the future.

“ It would be a good idea to have more ”  
programs to combat physical health issues in young people to help tackle the growing number of obese population.

“ Mental health in young people is ”  
becoming a major problem today.

“ Suicide is one of the biggest reasons ”  
of death for kids around my age and the numbers are still rising no one deserves to feel so hurt that their only escape is killing themselves.

“ We need to have some LGBT clubs ”  
and talk about mental health more.

### YOUNG PEOPLE FEEL HAPPY AND HEALTHY WHEN:

- They aren't stressed and pressured.
- They are supported and connected to services that can help.
- They are aware, involved and connected with family, friends and the community.
- They have opportunities to get out and about in the natural environment.
- They are active, healthy and thriving.

HAPPY AND HEALTHY - WHAT WE'LL DO

GOAL	NEW OR ONGOING & WHEN	ACTION
<b>Raise awareness of all aspects of youth health.</b>	NEW YEAR 1	Y4Y team hold a colour run event in late 2019 as part of the Central Coast Lakes Festival.
<b>Support and connect young people to improve their health and wellbeing.</b>	ONGOING	Partner with key internal and external stakeholders to hold a youth employee expo focusing on health, wellbeing and support e.g. The Dash.
	NEW YEAR 2 - ONGOING	Explore avenues, programs and activities to further assist and support young employees with their mental health and wellbeing.
<b>Young people are active.</b>	ONGOING	Hold skateboard skills development workshops (Bowl Groms) for young people with a component specifically targeting young females to address gender balance within the sport.
	NEW YEAR 1 - ONGOING	In 2 new playgrounds (one north and one south) develop a specific section for young people e.g. Speers Point Park, Rouse Hill Park.
	NEW YEAR 2	Promote existing and identify new trails/walks to young people to get out and active in the natural environment.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Y4Y Team develop and run the event. Utilise the event and social media platforms to highlight and raise awareness of health challenges that young people face. Provide opportunities for artistic expression of youth health issues along the colour run course. Partner with Central Coast Youth and Health related services to provide information to young people.	Y4Y Team.	Youth Services Team, Events, Youth Sector, Youth Health, local businesses, community members.
Expo concept is developed in partnership with People and Culture. Young employees participate and connect with relevant services. Young employees are more supported and connected within the organisation. Young employees provide feedback regarding ongoing programs of interest and support needs.	Youth Services Team.	Workforce Development, libraries, Youth Sector, financial institutions.
Feedback from young employees reviewed. Programs developed to support identified needs. Young employees participate in program. Young employees' mental health and wellbeing improved.	Youth Services Team.	Workforce Development Headspace, Youth Health.
Workshops developed and run. Young people participate and learn new skills. Increased numbers of young women. Increased utilisation of skate parks.	Youth Services Team.	Open Space and Recreation Unit, Schools, young people, local businesses.
Locations identified. Young people involved in design and location selection. Plans developed. Equipment installed. Increased use of playgrounds by young people.	Open Space and Recreation Unit.	Youth Services Team, young people, local businesses.
Identify all existing trails/walks. Develop youth friendly promotions materials. Advertise trails/walks. Increased use of trails/walks.	Open Space and Recreation Unit.	Youth Services Team, Communications Team, young people.

GOAL	NEW OR ONGOING & WHEN	ACTION	WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
(Continued)...  Young people are active.	NEW YEAR 3 – ONGOING	Promote the location of existing and develop new outdoor gyms that include equipment for young people e.g. Bondi Beach.	Identify all existing outdoor gyms. Develop youth friendly promotional materials. Advertise outdoor gyms. Increased use of outdoor gyms.	Open Space and Recreation Unit.	Youth Services Team, young people, local businesses.
	NEW YEAR 1 – ONGOING	Maintain/ upgrade existing and develop new skate parks as identified in the Skate Park Strategy e.g. Umina re-development and Lake Munmorah District Skate park.	Skate parks are identified for maintenance/ upgrade. New Skate parks are developed.	Open Space and Recreation Unit.	Youth Services Team, Y4Y members, Youth Sector, local businesses, schools, young people.
	ONGOING	Hold the annual Central Coast Series - Skate, Scoot and BMX competition. Locations decided by young people in the previous year.	Minimum 3 events held per year. Increased numbers of young people attend and compete in events. Following year locations decided by young people.	Youth Services Team.	Youth Services, local businesses.



“ Feeling safe is very important, it affects everything you do and say and think. Not feeling safe where you are can cause all sorts of things like paranoia and severe mental stress, and from stress can cause further problems. When you don't feel safe, the feeling prevents you from doing things that YOU want to do. Feeling safe is very important, it gives a chance for you and other people involved in your life to be happy. ”

## ◀◀ FEELING SAFE ▶▶

'Feeling Safe' is all about young people feeling physically and emotionally secure in their own places and when they're out and about in public spaces.

There are several important factors that contribute to young people's views of a safe community, including having somewhere safe to live, the physical environment, design of places and spaces; community spirit and connection with neighbours, family, friends and networks; and

access to support services when they need help.

For young people, qualities such as being friendly, welcoming, open, respectful and inclusive are important indicators of whether a place is safe or not. Issues for young people around public safety often result in increased law-enforcement measures (designed to push young people out) however, much can be done to make communities safer, by creating better

links between different groups in the community, community engagement activities that seek to include young people and connecting young people with place.

Young people who are more connected to their place often feel safer in their local area, feel more positive about their own wellbeing, have greater levels of personal resilience, and stronger social connections to others.

### WHAT WE HEARD FROM - YOUNG PEOPLE -

Most young people consulted reported feeling safe in their communities and think the Central Coast is a pretty safe place to live, however perceptions of safety were influenced by both experience (witnessing or experiencing violent behaviour) and what is reported in the media.

Safety was raised consistently, including the need for measures against violence, drug abuse and youth homelessness. There was significant concern that young people in trouble at home have nowhere to go and could end up homeless, alone and at risk.

Young people also described the physical environment as having an impact on their sense of safety. Many young people reported not having enough street lights, footpaths or safe public transport options in their suburbs.

Young people like to hang out with their friends - they aren't yet old enough to go to licensed venues, but they are too old for 'kid stuff'. They would like to see more 'safe and inclusive spaces' in their community. This includes youth-friendly places where they could access individual help and referrals from youth workers when needed, places to study and places to spend time with their friends, spaces

which are culturally appropriate and are safe for all groups of diverse young people.

In some of the places they can hang out, many young people don't feel safe and they feel these places look run-down and uncared for e.g. Gosford CBD. They also identified that in places where they hang out there aren't enough bins to throw their rubbish away which makes the place look unclean and uncared for.

Young people also feel that they are pigeon-holed or stereotyped and are often blamed for all anti-social behaviour in public places when they are simply hanging out with their friends. They would like to see more positive perceptions of young people portrayed.

“ Less violence and crime ”  
(particularly late at night), more lighting on beaches and parks later at night.

“ Feeling safe is a necessity for ”  
young people in the local community because if you do not feel safe then you inflict bad choices on yourself and others around you.



“ Increase safety in popular areas ”  
such as Kibble Park.

“ We need more pathways, ”  
pedestrian crossings and bike paths so that young people can get around in a safer and more independent way.

“ I struggle to feel safe out and about ”  
by myself on the coast in most areas.

### YOUNG PEOPLE FEEL SAFE WHEN:

- They are not exposed to violence, bullying or harassment.
- Places and spaces are safe and welcoming.
- They can access help and support when needed.

### DID YOU KNOW?

91% of young people who completed the survey selected 'feeling safe' as really important

X Children and young people on the Central Coast have a higher rate than NSW of being victims of domestic violence and also alcohol related domestic violence (Bureau of Crime Statistics BOCSAR).

✓ Drug offences committed by young people are much lower compared to NSW (BOCSAR).

7.5% of young people who completed the survey would not tell anyone if they needed help.

----- FEELING SAFE - WHAT WE'LL DO -----

GOAL	NEW OR ONGOING & WHEN	ACTION
<b>Places and spaces are safe and welcoming.</b>	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Co-design with young people youth-friendly public spaces that address a range of age specific needs such as seating, hanging out safely with friends, youth friendly cafes, multipurpose courts, playground / parkour equipment, interactive and colourful public art, food trucks, events etc.
	<b>NEW</b> <b>YEAR 2</b>	Investigate options to provide free Wi-Fi and advertise existing free Wi-Fi in parks, town centres, skate parks, community facilities and other places where young people gather.
	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Create safe public spaces through measures such as lighting, design, Crime Prevention Through Environmental Design (CPTED) principles with a particular focus on creating safe places for all young people.
	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Design new and review existing (where appropriate) layout of community facilities including libraries to incorporate appropriate spaces for young people.
<b>Getting around safely.</b>	<b>NEW</b> <b>YEAR 1 - ONGOING</b>	Provide safe transport options (where appropriate) for young people to enable participation in Council services, programs, events and activities.
	<b>ONGOING</b>	Connect existing and provide new accessible pathway/cycleway networks that attract young people and provide access to where they want to go.
	<b>ONGOING</b>	Continue to provide existing and develop new road safety programs and initiatives designed to keep young people safe on our roads. e.g. the Blue Datto program, Supervising Learner Drivers - Graduated Licencing Scheme (GLS).

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Young people are included as key stakeholders in the design of places and spaces to be more youth-friendly. Young people's input is reflected in design. Places and spaces are more youth friendly. Young people feel part of the community and are welcomed in public places and spaces.	Dependant on project.	Youth Services Team, Community and Cultural Programs Team, Place Management Team, Events Team, Strategic Planning, Open Space and Recreation, Community Planning, Y4Y members, young people.
Y4Y identify locations where Wi-Fi would be highly utilised by young people. Develop proposal for Wi-Fi locations. Wi-Fi is implemented. Young people utilise free Wi-Fi.	Place Management Team IT.	Youth Services Team, Community and Cultural Programs Team, Community Infrastructure Team, Events Team, Strategic Planning, Open Space and Recreation, Community Planning, Y4Y members, young people.
Young people are included as key stakeholders in the design of safe public places and spaces. Young people's input is reflected in safer design. Places and spaces are safer places for young people to be. Young people feel safe.	Dependant on project.	Youth Services Team, Community and Cultural Programs Team, Place Management Team, Events Team, Strategic Planning, Open Space and Recreation, Community Planning, Y4Y members, young people.
Community facilities (e.g. community centres, libraries) incorporate specific areas for young people.	Community Planning Team Community Infrastructure Team Libraries.	Youth Services Team, Community Infrastructure Team, Y4Y members, young people.
More young people are able to participate in Council services, programs, events and activities as a result of access to transport.	Dependant on project.	Youth Services Team, relevant Units, Y4Y members, young people.
A network of safe pathways and cycleways for pedestrians, cyclists, wheelchairs etc. linking young people to key destinations across the LGA.	Open Space and Recreation.	Transport providers, Youth Services Team, relevant Council Units, Y4Y members, young people.
Programs developed and implemented. Increased numbers of young people participating in programs. Young people's behaviours and attitudes are impacted. Road safety incidents decrease.	Community Education Team.	NSW Roads and Maritime Services (RMS), Blue Datto, Little Blue Dinosaur Foundation, NRMA.

“ Even though I want to live on the coast when I leave school, I am not sure if I can afford to buy a house where I want to live ”

## +++++ SOMEWHERE TO LIVE +++++

For young people living on the Central Coast, finding a property to rent or buy is really tough, expensive and competitive. Young people were once able to move out of home after leaving high school or even earlier, and purchase a house later in life. However, this is increasingly not an option to young people living on the Central Coast today. Availability and affordability of appropriate housing are significant issues for young people.

### WHAT WE HEARD FROM - YOUNG PEOPLE -

The issue of homelessness was of concern to young people both from a community and personal perspective. Many had personally experienced being homeless and/or having friends who were 'couch surfing' because they had nowhere to go and could end up homeless, alone and at risk. There were also many comments on how visible rough sleepers are and the need to help and prevent this happening.

A lack of affordable housing options for young people and their families was also identified. Many young people expressed that they were unsure of whether they could live on the Central Coast in the future because it was no longer an affordable area to buy or rent.

“ I want to buy land with my partner and live sustainably. Not sure if the coast is affordable enough. ”

“ Try and make housing more affordable for future home buyers ”

“ More affordable high rise living in areas that have our future jobs such as Gosford and Tuggerah ”

“ With the population of the Central Coast growing we will need to build more places to give youth shelter in Gosford have made a massive difference in their lives. ”

“ I've known schoolmates affected by homelessness or other unfortunate circumstances such as this and youth-aimed schemes and shelters such as the youth shelter in Gosford have made a massive difference in their lives. More programs such as these would make a great difference in the community ”

### DID YOU KNOW?

**89%** of young people who completed the survey selected 'having somewhere to live' as really important.

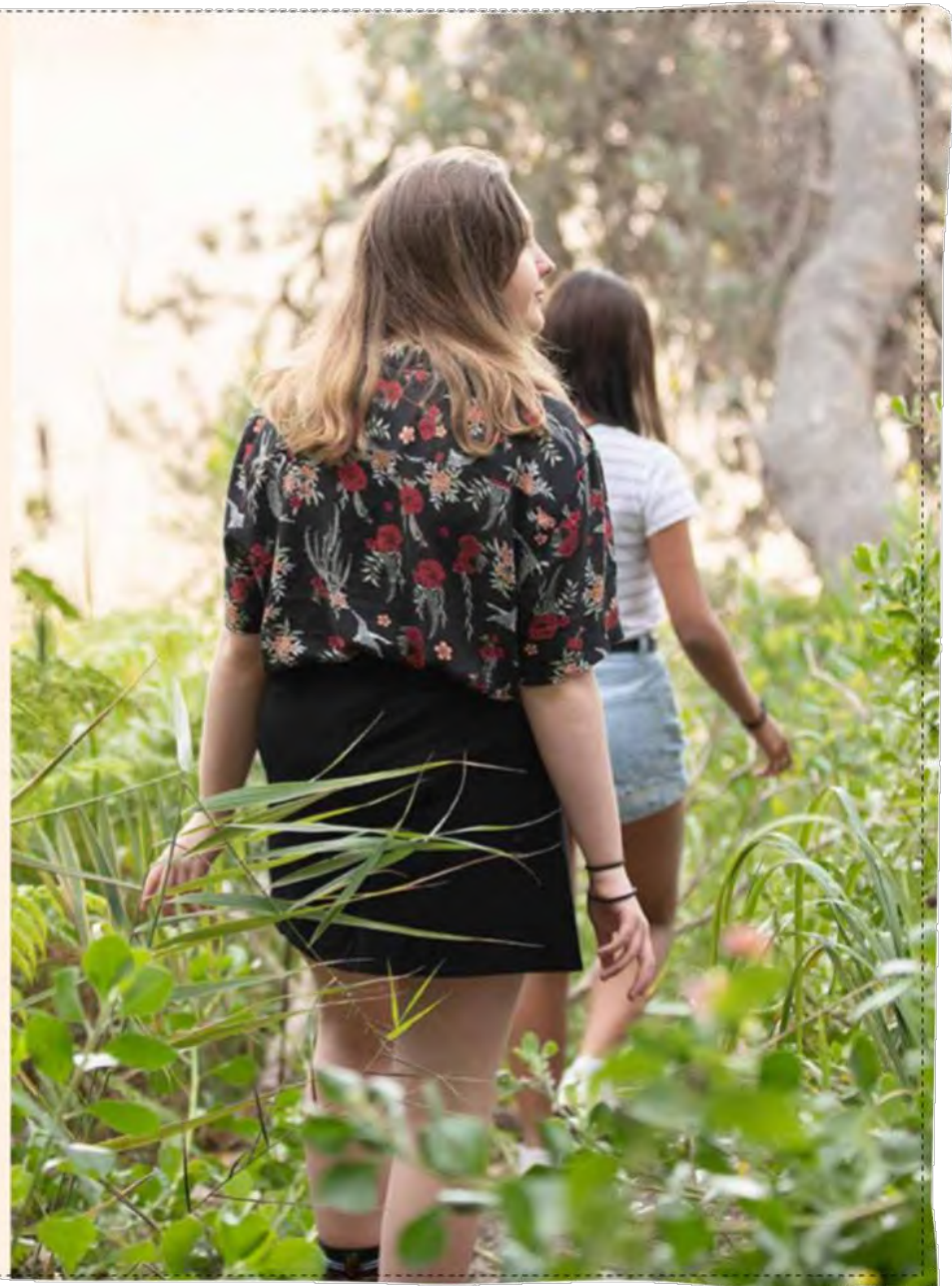
**✓** Coast Shelter reported that in 2017, 17,829 overnight beds were provided to young people and 266 young people were accommodated.

**35%** There was a 35% increase in homelessness in the Central Coast from 2011 to 2016.

**2%** Only 2% of available rental stock in the Central Coast is affordable to very low income renters.

### YOUNG PEOPLE CAN CHOOSE TO LIVE ON THE CENTRAL COAST WHEN:

- ☐ **There is a range of housing options.**
- ☐ **Housing options are affordable to rent and buy.**
- ☐ **Accommodation and support is available for young people who are homeless or at risk of becoming homeless.**





----- SOMEWHERE TO LIVE - WHAT WE'LL DO -----

GOAL	NEW OR ONGOING & WHEN	ACTION	WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
A range of appropriate housing options for young people.	NEW YEAR 1 - ONGOING	Support implementation of the Central Coast Affordable and Alternative Housing Strategy.	Strategy is adopted by Council. Implementation plan is developed. Strategy is implemented.	Community and Cultural Programs Team.	Youth Services Team, Community Planning, Community Housing providers, Youth Sector.
	NEW YEAR 2 - ONGOING	Partner with Community Housing Providers (CHP) to develop well-located Council-owned sites for multi tenure affordable housing partnerships (including young people in tenure mix).	Council owned land is identified. EOI process is undertaken to partner with a CHP. Development is constructed. Young people are included in development tenure mix.	Community and Cultural Programs Team.	Leasing and Property Management, Community Housing providers, Youth Sector.
	NEW YEAR 3 - ONGOING	Partner with housing and homelessness sector to build capacity of programs for young people.	Affordable accommodation options are provided for young people / their families.	Community and Cultural Programs Team.	Housing Sector, Youth Services Team, Community Planning, Community Housing providers, Youth Sector.



“ The natural environment is the only thing that is really keeping us alive and without it we won't exist. All this money, transport, education - everything, it's great, but it's not what is keeping us alive and is going to continue to keep us alive, or should do, but climate change is having such a massive impact on the natural environment that we need to act, NOW. ”

## LIVING GREEN



Living Green is all about the beautiful, natural environment of the Central Coast and what we as a community can do to look after it and ensure its existence for future generations. The natural environment is extremely important and has close linkages to health and wellbeing - not only of young people, but for all residents and visitors.

Just like the rest of the community, young people live in, interact with and think about their environment on a daily basis. The state of the environment is a topic of significant community and political debate, on which young people have strong opinions and beliefs. They are constantly exposed to media and consequently they have a sophisticated understanding of the environment and environmental concerns such as pollution, loss of natural habitats and biodiversity and climate change.

## WHAT WE HEARD FROM - YOUNG PEOPLE -

When young people were asked 'What makes the Central Coast a good place?', the third most common response was the natural environment - especially the beaches, lakes and bushland.

The majority said that the beauty of and the proximity to the lakes and beaches was the main thing that they love about living on the Central Coast.

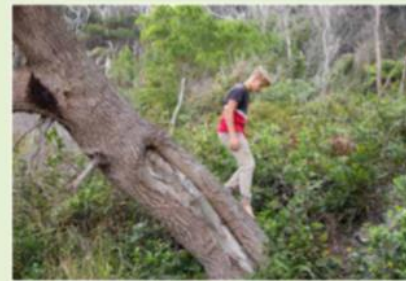
Young people love the natural environment - they love the access they have to beaches, lakes waterways and bushland, but they are also really concerned about its declining condition, the amount of rubbish and pollution on the coast, and particularly the amount of plastic in the ocean.

The preservation of the environment was very important and green open spaces, bushland, reserves and walking trails for active and passive recreation was highly valued. Young people thought there was also a need for more youth specific activities to educate and connect them to the environment in a positive way.

Many were also very worried that with the increased population growth, housing and industry development, that the natural amenity and amount of plants and animals will be lost. The environment was seen as an important factor to be maintained and protected further to create a balance with the increased development and in order to maintain a healthy community.

“ Have more recycling places where you can cash in your recycling it will encourage more kids to recycle and it could be other products too not just cans. ”

“ To have a cleaner environment Council should encourage the public to take care of the environment by making programs or teaching young kids at a young age about the environment and how it will affect them. ”



“ PLASTIC I hate plastic it's a terrible thing that I want to prevent from ending up in our oceans. A little bin that you have to take when you're at the beach that hooks on your pants and you can pick up plastic and put it in there. ”

“ Not to overpopulate and deconstruct the natural environment, due to clearing habitats and building more houses/businesses. ”

“ Try to keep all landmarks, parks etc. the same as now so that the next generation can experience the environment we are. ”

“ Better awareness about our natural coastal environmental and how to protect it. ”

“ We need a cleaner and more well-maintained environment. ”

“ We can't fight to change the conditions of anything or better society if we don't have a planet to live on. ”

## DID YOU KNOW?

22%

Over 22% young people who completed the survey said that they love the natural environment of the Central Coast, particularly the beaches, lakes and bushland.

13%

of young people who completed the survey said we need a clean and healthy environment in the future.

10.8%

of young people who completed the survey said that if they were the boss of the Central Coast, they'd clean up our local environment.



The Central Coast has 16 beaches along over 80 kilometres of coastline.



If you take 3 pieces of rubbish with you when you leave the beach, lake, or anywhere - you have made a difference to reducing litter in our natural areas.

## YOUNG PEOPLE FEEL LIKE THEY ARE INCLUDED WHEN:

- They take part in caring for and protecting the natural environment.
- They feel educated and are making informed decisions about the environment.
- They are out in, and enjoying the environment of the Central Coast.

----- LIVING GREEN - WHAT WE'LL DO -----

GOAL	NEW OR ONGOING & WHEN	ACTION
<b>Educate young people about our natural environment.</b>	<b>NEW YEAR 3</b>	Develop unique youth friendly signage for recycling bins and recycle centres to help educate young people to know about what can and can't be recycled.
	<b>ONGOING</b>	Inspire, educate, and inform young people about the environmental challenges that the Central Coast faces and work together to develop innovative solutions to sustainability.
	<b>ONGOING</b>	Continue the partnership with environmental groups to get into schools to increase knowledge of litter and plastics impacts on waterways and catchments.
<b>Take action on environmental issues / challenges.</b>	<b>NEW YEAR 2</b>	Y4Y to research and investigate opportunities (e.g. a refill stations project) to reduce litter and single use of plastics in places where young people hang out.
	<b>NEW YEAR 1 - ONGOING</b>	Reduce litter and plastics use at all Council run youth events.
<b>Connect young people with the natural environment.</b>	<b>ONGOING</b>	Link learning with lived experience - get young people out in the natural environment by providing environmentally based programs, activities and events e.g. water catchment tours, rock-pool rambles, digital storytelling, citizen science, bio blitz days, green living movies, bike tours.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Youth Friendly signage developed. Sites for signage identified. Signage installed. Education campaign developed and rolled out to target young people and recycling habits.	Youth Services Team.	Community Education Team, Natural and Environmental Assets, Waste Services.
Education programs are provided. Young people are educated about our natural environment. Attitude and behaviour change is influenced. Innovative solutions to sustainability are developed. Impacts on the local environment are observed/felt.	Community Education Team.	Youth Services Team, young people, Local environmental community groups, education providers.
School programs developed/updated in partnership. Programs delivered to 20 schools each year. Students have increased knowledge of litter and plastics impacts. Students apply their knowledge practically, reducing litter and plastics in Central Coast environment.	Community Education Team.	Youth Services Team, young people, Local environmental community groups, education providers.
Y4Y work with relevant Council Units to locate permanent refill stations at a minimum of 2 frequently used youth locations e.g. Bato Yard. Refill stations are built at 2 locations. Litter and plastics waste is reduced at youth locations.	Y4Y Team.	Community Education Team, Open Space and Recreation, Natural and Environmental Assets .
Community Education and Youth Services. Team work together to align principles to youth events/programs/initiatives with 'Keep the Coast Clean' project. Youth events/programs/initiatives reduce litter and plastics use.	Youth Services Team.	Community Education Team, young people, Local environmental community groups.
Programs developed/updated. Minimum of 10 programs/activities/events delivered. Increased number of young people participating in programs. Young people are outdoors and interacting with their local environment.	Community Education Team.	Youth Services Team, young people, Local environmental community groups, education providers.

“ I need to get further education, maybe a trade or university. More study after I leave school is the way to get jobs that pay me better and make a better life. I would like to earn enough money that I can pay my bills and have some left over. ”

SKILLED AND READY

Skilled and Ready is all about improving young people's education and career opportunities in the constantly changing and evolving world of learning, education, skill development, and employment. Research by the Foundation for 'Young Australians' (FYA) shows that 35% of the skills that we consider important in today's workforce will have changed, and the jobs of tomorrow will require a broad range of skills that are transferable across all areas of employment such as creativity, problem-solving, critical and innovative thinking, data literacy, emotional intelligence/social intelligence, resilience and patience.

Technological advancement and global trends are changing the nature of work, the structure of economies, and the type of skills needed by labour forces across the world. Research reveals that the average transition time from education to work is 4.7 years compared to 1 year in 1986 (FYA 2018).

The theme of Skilled and Ready encompasses the four factors identified by FYA that can accelerate the transition from full-time education to full-time work:

- an education that builds enterprise skills
- being able to undertake relevant paid work experience
- finding employment in a sector which is growing
- an optimistic mindset

More than ever before, young people need access to relevant, high-quality education and learning systems that reflect and respond to their changing and diverse needs, and those of the economy. Investment in redesigning learning pathways from education to work to ensure young people are equipped and empowered with the skills, mindset and confidence to navigate the new world of work.

Ensuring young people have the ability to participate in lifelong learning, formal education, skill development, work experience, and meaningful local employment will go a long way in supporting and developing the future economic prosperity of the Region.

Having a sound basis and opportunities for further development will equip our young people with the learning, knowledge, skills and tools they need for the future.

WHAT WE HEARD FROM - YOUNG PEOPLE -

Young people acknowledged that education is a critical step to reaching their full potential and unlocking their aspirations for the future. The key places where young people receive learning support on the Central Coast include at school, at home from their parents, in community settings such as libraries, through support at local youth services, in alternate schools, in TAFE or at University.

In general, young people felt that the schools on the Central Coast are good and provide most young people with a solid basis. Young people highly valued a good education and opportunities to develop practical skills and to gain meaningful employment.

Many young people felt that higher education opportunities are limited and more options and choice of courses should be provided here on the Coast.

Most young people felt that opportunities for employment in the area are important so fewer young people face unemployment or leave the area in search of work. Many young people mentioned they would relocate to Sydney or Newcastle for better employment or study options.

“ When you leave school, it is difficult to operate in the adult world when you have not been taught valuable life skills to assist you in further educating yourself, seeking employment and how to set yourself up for the future. I feel passionately about making a difference for youth in these areas. ”

“ I'm 21, at university and have been a resident of Wyong for close to 4 years after living and growing up in Sydney for 17 years. Since coming to the coast, I have struggled to find any meaningful employment. ”

“ I think that giving youth more opportunities in the fields they would like jobs in, is important. I'd love more opportunities to use my performing arts skills but due to financial stuff I don't get those opportunities. ”



“ Finding a job as a graduate can be extremely difficult. It's very disheartening to finally finish your degree, and not find any entry level positions within your home region. ”

“ Education is very important for young people as it helps them set up for life. They would be able to live on their own and be able to pay bills and be able to do tax. Education is important as it teaches you social skills and work place skills which helps you get a job. ”

“ Being able to have access to quality university education for a range of interests on the Coast is the main thing for me. I would like to not have to travel to Sydney. ”

“ The Central Coast does not have many job opportunities now, let alone my future as it has one of the highest youth unemployment rates. Also, I would like to go to university at a university which will give me the best course possible and I feel as if the Central Coast does not have those high quality universities. ”

DID YOU KNOW?

- 24% of young people said that the Central Coast would be a better place now and in the future if there were more local job opportunities.
- X The Central Coast has higher rates of youth unemployment 12.7% compared to NSW 10.1% (Labor Market Information Portal LMIP February 2019).
- 7.1% of unemployed young people were looking for full-time work and 7.4% were looking for part-time work (LMIP February 2019).
- 7% of young people hold a tertiary qualification and 15.8% hold a vocational qualification.
- X Central Coast High Schools are under-represented in the Top 100 performing schools in HSC results.

YOUNG PEOPLE ARE SKILLED AND READY WHEN:

- They develop and enhance life and creative skills.
- They have access to and participate in local learning and education.
- They pursue lifelong learning opportunities.
- They develop relevant and transferable skills that can be used across new and emerging areas of employment.
- They build knowledge and experience by participating in work experience.
- They find meaningful local employment.

----- SKILLED AND READY - WHAT WE'LL DO -----

GOAL	NEW OR ONGOING & WHEN	ACTION
<b>Provide young people with skills for life.</b>	NEW YEAR 1	Y4Y team to work with stakeholders to develop and hold a life skills expo which will provide practical information and skills e.g. basic car maintenance, first aid, sustainable living, applying for housing, tax and financial advice, basic cooking.
	NEW YEAR 1	Y4Y team to develop short (90sec) online 'how to' videos/tutorials on life skill topics - by young people for young people.
<b>Young people are linked in with local business.</b>	NEW YEAR 2	Attract new sponsors and partners for youth focused programs/events/activities, which link young people and business enabling skill development, mentoring and pathways.
<b>Kickstart young people's business ideas.</b>	ONGOING	Develop and deliver social enterprise programs (e.g. Ignite Business Launch Pad, local market enterprise, pop up shopfronts) for young people.
<b>Upskill young people and provide pathways to employment.</b>	ONGOING	Develop and implement free programs e.g. 'Skill Me' in the school holidays to upskill young people to seek and gain employment in targeted sectors such as a barista course, RSA, white card, hospitality, and sport coaching.
	NEW YEAR 2	Educate internal staff and external businesses on employing young people (aged 10-15yrs) as per legislation and the process required by the Office of the Children's Guardian.

WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
Y4Y Team develop and implement expo. Young people attend expo. Young people learn new life skills.	Y4Y Team.	Youth Services Team, young people, schools, Youth Sector, Health Services, business stakeholders (NRMA, tax accountants), financial advisors.
Concept developed for videos. Videos filmed/edited and finalised. Videos loaded onto website and shared on social media.	Y4Y Team.	Youth Services Team, Youth Sector, schools, local businesses, Training providers.
Information night held to attract sponsors and create linkages between businesses and young people. Young people linked with industry professionals for mentoring and pathway opportunities.	Youth Services Team.	Youth Sector, local businesses, Industry professionals.
Training sessions provided for young people to workshop and develop enterprise ideas, business and strategic plans. Mentor session provided with local young people. Pitch session held for young people to pitch their ideas to local business.	Youth Services Team.	Enterprise and Activation Team, Youth Sector, local businesses, Industry professionals, training providers.
Courses are run in school holidays. Young people receive appropriate qualification/accreditation to begin employment in industry. 3 month follow up with participants.	Youth Services Team.	Relevant local field-related businesses, training providers, education providers.
Resource developed which enables a better understanding/knowledge of the process to employ young people aged 10-15 years.	Youth Services Team.	Workforce Development Team, relevant Council Units.

GOAL	NEW OR ONGOING & WHEN	ACTION	WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
<p>(CONTINUED...)</p> <p>Upskill young people and provide pathways to employment.</p>	<p>NEW YEAR 3</p>	<p>Develop a youth specific procurement policy to enable contracting of suitably skilled young people to deliver services/events/programs/activities to Council where appropriate.</p>	<p>Procurement policy developed and implemented. Increased numbers of young people are contracted to Council.</p>	<p>Youth Services Team.</p>	<p>Workforce Development Team, Purchasing Team, relevant Council Units.</p>
	<p>NEW YEAR 1</p>	<p>Develop and implement a Youth Employment Strategy that increases opportunities for employment of young people within Central Coast Council.</p>	<p>Youth Employment Strategy developed and implemented. Increased numbers of young people employed. Professional youth perspective influencing Council projects.</p>	<p>Workforce Development Team.</p>	<p>Youth Services Team, Community Planning Team, relevant Council Units.</p>
	<p>NEW YEAR 2</p>	<p>Support Internal business units and external stakeholders to coach and mentor young people in skills development through traineeships and apprenticeships.</p>	<p>Best practice traineeship, apprenticeship and volunteering approaches/opportunities investigated and implemented. Young people are aware of opportunities. Increased numbers of young people are engaged in programs/employed in relevant areas of experience.</p>	<p>Workforce Development Team.</p>	<p>Relevant Council Units, local businesses, training providers, local leaders/mentors.</p>
	<p>NEW YEAR 3 - ONGOING</p>	<p>Provide opportunities to young people through upskilling or volunteering across Council business units so young people increase skills, knowledge and experience in areas outside their normal employment.</p>	<p>Minimum of 2 young people per business unit are provided with additional raining/ upskilling/ volunteering opportunities.</p>	<p>Youth Services Team.</p>	<p>Workforce Development Team, Council Units.</p>
	<p>NEW YEAR 1 - ONGOING</p>	<p>Provide opportunities for young people to gain on the job experience across a range of creative career and industry opportunities, enterprise development and event production in areas such as design, performance, film, photography, dance, visual art, sport and music.</p>	<p>Creative career and industry opportunities developed and implemented. Young people participate in programs. Young people increase skills in creative industries. Numbers of young people in paid employment in these industries increases.</p>	<p>Youth Services Team.</p>	<p>Arts and Culture Section, Community and Cultural Programs Team, Enterprise and Activation Team, Event Team, local businesses, industry professionals.</p>
	<p>ONGOING</p>	<p>Continue the Scholarship and Undergraduate program to support and mentor young people in roles relevant to their area of study.</p>	<p>Scholarship and undergraduate program continues Increased numbers of young people engaged in these roles. Increased numbers of young people are employed in relevant roles following from their internship. Professional youth perspective influencing Council projects.</p>	<p>Workforce Development.</p>	<p>Youth Services Team, schools/education providers, tertiary education providers, Youth Sector.</p>

GOAL	NEW OR ONGOING & WHEN	ACTION	WHAT SUCCESS LOOKS LIKE	LEAD	KEY PARTNERS
(CONTINUED...)  Upskill young people and provide pathways to employment.	<b>ONGOING</b>	Continue workshops to develop interview and job readiness skills (resume writing, interview skills, what to wear etc.) e.g. 'Employ Me' program.	Workshops provided to young people on employability skills. Young people are more confident in applying for employment. Increased numbers of young people employed.	Youth Services Team.	Youth Services Team, local businesses, employment providers, training providers.
<b>Support creative pathways.</b>	<b>ONGOING</b>	Deliver creative and professional development programs and skills development to young people (e.g. Central Coast Battle of the Bands, Discovered, Springboard, Idea to Screen, Exposure, Youth in Performing Arts).	Creative career and industry opportunities developed and implemented. Young people participate in programs. Young people increase skills in creative industries. Numbers of young people in paid employment in these industries increases.	Youth Services Team.	Community and Cultural Programs Team, Art and Culture Section, local creative sector, local businesses.
<b>Embrace learning opportunities.</b>	<b>ONGOING</b>	Support initiatives within Council libraries that provide young people with academic, social and job readiness opportunities e.g. Studiosity.	Initiatives continued and implemented. Increased numbers of young people participate in library programs.	Libraries.	Youth Services Team, local businesses, training providers, education providers.
	<b>ONGOING</b>	Get young people engaged with local decision-making - provide Stage 5 students with an understanding of local Council processes and the role of local Council in community decision making.	Develop and deliver annual Future Council program to local schools. Young people have an increased understanding of local government processes and decision-making.	Community Education Team	Local high schools, relevant Council Units, ELT, Youth Services Team.







## Attachment 2

## FEEDBACK RECEIVED DURING PUBLIC EXHIBITION OF THE DRAFT CENTRAL COAST YOUTH STRATEGY

Submission number	Detail of Submission	Action taken
1	Amend Acknowledgement of Country to reflect focus on young people.	Noted.  Proposed amendment: Acknowledgement of Country updated.
2	General support for Strategy Highlights the need to link with other services to promote/communicate available services for young people. Potential to develop an app or platform as one point of contact.	Noted.  No change to Strategy. Relevant action is within Strategy 'Including Us' theme.
3	Not supportive of Strategy focus Highlighting the need to provide programs, activities, and events to the 20+ demographic (cultural activities, art exhibitions). General comments regarding lack of local employment for young people and suggest employment boosting ideas centred around local markets to provide cheap/affordable stalls for young creatives, or pop up stalls in empty shopfronts. Supportive of the idea of entertainment options such as outdoor cinemas and music/light festivals.	Noted.  Proposed amendment: Examples of market stalls and empty shopfronts as creative employment options included in Strategy.
4	General support for Strategy. Highlights the need for more free and low cost activities. Strategy wording size is difficult to read	Noted.  No change to Strategy. Accessible final online version to be provided.
5	General support for Strategy. Great idea - keep up the awesome work for the central coast's youth	Noted.  No change to Strategy.
6	General support for Strategy. Highlights transport as an issue for young people.	Noted.

Submission number	Detail of Submission	Action taken
	Highlights the need for more youth activities and improved outdoor areas and improved arts/cultural scene and entertainment options.	No change to Strategy. Relevant actions are within Strategy.
7	General support for Strategy. Very well researched and reflects needs of youth. Highlights student mobility issues between schools due to family circumstances and low school completion rates.	Noted.  No change to Strategy. Relevant actions are within Strategy.
8	General support for Strategy Recommend that this Strategy focuses on entire Central Coast. Activities/programs/ events to include ages 16+	Noted.  No change to Strategy. Relevant actions are within Strategy.
9	General support for Strategy Love the look of the overall document Recommendation to change wording in some parts to be more youth friendly	Noted.  Proposed amendment: wording changed on pages 6 and 14
10	General support for strategy. Positive comments relating to content, layout and colour scheme.	Noted.  No change to Strategy.
11	General support for Strategy Highlights need for options for young people to hang out, especially in winter, not just beaches and outdoor.	Noted.  No change to Strategy. Relevant actions within Strategy.



**Item No:** 3.6  
**Title:** Consideration of Submissions and Adoption of the Tourism Opportunity Plan  
**Department:** Connected Communities

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13662674

Author: Carolyne Wildman, Section Manager, Marketing and Tourism

Manager: Sue Ledingham, Unit Manager Community Engagement

Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

The purpose of this report is for Council to consider the submissions received during the public exhibition period and adopt the final Tourism Opportunity Plan (Attachment 1).

### **Recommendation**

- 1 That Council note that the Tourism Opportunity Plan was publicly exhibited from 2 July 2019 to 30 August 2019.**
- 2 That Council consider the submissions received during the exhibition period.**
- 3 That Council note that no amendments to the Tourism Opportunity Plan were recommended by Council staff.**
- 4 That Council adopt the Tourism Opportunity Plan (Attachment 1) and make available on Council's website.**

### **Context**

Council considered a report on the Tourism Opportunity Plan, at its ordinary meeting on 24 June 2019, and resolved the following, part thereof:

*587/19 That Council exhibit the Tourism Opportunity Plan for 60 days to allow for public consultation.*

*588/19 That Council consider a further report on the results of the public exhibition and finalisation of the Tourism Opportunity Plan.*

The Tourism Opportunity Plan is an outcome of the Destination Management Plan 2018-2021 and provides strategic direction and key opportunities to guide our tourism plans for the next five years, so they may positively and sustainably contribute to the Central Coast's visitor economy and economic development.

### 3.6 Consideration of Submissions and Adoption of the Tourism Opportunity Plan (contd)

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#### Consultation

The Tourism Opportunity Plan was exhibited between 2 July 2019 to 30 August 2019, during which time 51 public submissions were made via the Your Voice Our Coast website. Respondents were asked to provide suggestions for the '1000 Little Things We Could Do' concept, as well as a general submission on the outcomes of the entire document.

In addition, the Tourism Advisory Committee and Economic Development Committee were invited to submit feedback on the Tourism Opportunity Plan.

A summary of the public submissions and submissions on behalf of the Tourism Advisory Committee and Economic Development committee are presented in Attachment 2.

The purpose of the online community survey and stakeholder consultation was to understand the community's perspective on specific Tourism Opportunities for the Central Coast destination.

Public exhibition statistics:

<b>Aware</b>	Spent time on the Your Voice our Coast website landing page for the Tourism Opportunity Plan	454
<b>Informed</b>	Downloaded the Tourism Opportunity Plan document	213
<b>Engaged</b>	Completed a submission on the Tourism Opportunity Plan	51

The suggestions received were varied in size, scope and concept, from general management of the natural and built environment to the development of a major tourist attraction. The submissions were overwhelmingly in support for the development of tourism offerings, the direction the plan provides and the provision of growth opportunities for the tourism industry on the Central Coast.

The public exhibition process has highlighted there is community support of the local Tourism Industry.

#### Submission Analysis

The submissions made as part of the consultation process, which relate to identified opportunities, will further inform Council Officers as they undertake actions outlined in the Tourism Opportunity Plan.

### **3.6 Consideration of Submissions and Adoption of the Tourism Opportunity Plan (contd)**

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Submissions unrelated to identified opportunities in the current Tourism Opportunity Plan have been assessed by Council Officers and will be actioned in one of the below ways:

- a Will inform and/or be included in the 1000 Little Things We Could Do campaign
- b Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway
- c Are private businesses and require no action from Council other than regulatory actions.

Feedback was positive and in line with the current direction and outcomes included in the Tourism Opportunity Plan and Council Officers recommend that no amendments to the document are required.

#### **Options**

- 1 Final adoption of the Tourism Opportunity Plan. This is the recommended option.
- 2 Further amend the Tourism Opportunity Plan. This is not recommended due to the extensive community engagement undertaken.

#### **Financial Impact**

The adoption of the Tourism Opportunity Plan will not have immediate financial impact. However, resources will be required to develop the relevant strategies and action plans for the identified opportunities outlined within the plan, at a future date, additional project scoping including budget development would be required to be undertaken.

The Tourism Opportunity Plan actions identified under each focus will then be executed in consultation with the identified partners, relevant Business Units across Council, in future Council Operational Plans and Budgets.

#### **Link to Community Strategic Plan**

Theme 2: Smart

#### **Goal C: A growing and competitive region**

S-C4: Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly.

#### **Risk Management**

The potential impacts to the adoption the Tourism Opportunity Plan have been identified as follows:

### **3.6 Consideration of Submissions and Adoption of the Tourism Opportunity Plan (contd)**

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- Reputation risk managing the expectations of the community to deliver all of the opportunities outlined in the plan. The Tourism Opportunity Plans provides guidance on what potential opportunities exist to strengthen the visitor economy of the Central Coast region. Council has identified its actions for delivery.

#### **Critical Dates or Timeframes**

If adopted, a project-based approach will be considered for undertaking the program for 1000 Little Things and the outlined priority as part of the five-year Tourism Opportunity Plan 2019-2024.

#### **Attachments**

- |          |  |           |
|----------|--|-----------|
| <b>1</b> | Tourism Opportunity Plan - June 2019                     | D13572508 |
| <b>2</b> | Public Exhibition Submissions - Tourism Opportunity Plan | D13668729 |





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# Executive summary

Great tourism destinations thrive on experiences – the all-important ‘reasons to visit’. The Central Coast has comfortably meandered its way to be an attractive holiday location amongst some of the other NSW coastal areas.

However without investment or reinvestment in the quality and depth of visitor experiences, the Central Coast region will not achieve its potential as a tourism destination.

A challenge is the negative perceptions about the region that are embedded in the hearts and minds of our target audiences, including our own residents and businesses. Working to change these perceptions requires a collective effort, touchpoint by touchpoint, with a strategic focus on improving even the smallest details that contribute to the overall experience of our region.

The unique advantages for the region should be clear to our visitors and residents, so that we all know exactly what we want to be known for, what we can do and say to create a strategically deliberate set of

perceptions and experiences. The Central Coast can then take and grow its share of the surrounding visitor economy, by becoming a magnetically attractive destination in its own right.

Significant benefits will also flow to our community through vibrant places that improve well-being and are attractive to new businesses and residents; create employment opportunities and investment in new infrastructure and facilities for the enjoyment of all.

To deliver this ambition, we will commit to taking share via regional collaboration, strategic decision making, prioritising experience developments, improving the quality of visitor experiences and destination marketing owned by all.

The focus of the Tourism Opportunity Plan (TOP) is on growing the sustainable tourism value of our region, rather than growing outright visitor numbers. It provides activation opportunities which can be instrumental for the Central Coast in achieving its economic, community and environmental ambitions over the next decade.





## Introduction

The TOP provides strategic direction to guide tourism and the opportunities it creates for the Central Coast.

The TOP recognises the strengths of the region and seeks greater efforts to capitalise on these for the sustainability of tourism for the Central Coast economy. The key challenges and opportunities have been identified and consideration given to the current tourism market, consumer research and product review for the Central Coast; alongside global tourism trends, tourism-sector specific research and market behaviours. Opportunities for future tourism capital investment and product development are identified.

Consultation was undertaken to develop this TOP, including with business owners, regional and community organisations and Central Coast Council employees. The TOP also draws on Central Coast Council key strategies and plans, including the strategic priorities for economic development and those in the Central Coast Destination Management Plan 2018-2021 (DMP).

This TOP does not purport to canvas all possible opportunities for the region, or select opportunities based on geographic areas of the Central Coast region.

### Guiding Principles

It provides a framework on which to examine new experience development concepts and analyse these around three guiding principles which can influence successful destination management planning:

- Market demand characteristics inclusive of already available target consumer markets, yield potential and global trends
- Links to current competitive strengths of the region, and/or created advantage build in-progress
- Value add to the local community of residents and businesses and their overall quality of life.



From a long list of potential concepts analysed, recommendations have been made about those experiences. Next steps are to build high-level costings and demand forecasts that can be used to facilitate and encourage independent investment or support future detailed analysis and business case development.

The success of this TOP will be the improved perception of the Central Coast and all that flows from that for resident's quality of life, visitor positive experiences and economic growth. Indicators will be increase in awareness and intentions to travel to the Central Coast, attraction of new markets and investment, visitation and expenditure and satisfied key stakeholders.

#### **Taking Share via Regional Collaborations**

The TOP also proactively positions the Central Coast as a key player in various regional strategies, which have been created to work with NSW Destination Networks collaboratively.

The Destination Sydney Surrounds North Destination Management Plan has a priority to help the region north of Sydney maximise available funding programs. The TOP strategically positions the Central Coast to mature its approach to funding opportunities and capitalise on the benefits that can flow to the region.

The NSW Food and Wine Tourism Strategy offers opportunity to leverage government and industry food and wine programs, identify growth initiatives, address limitations such as supply chain constraints, legislative barriers and skills shortages, and provide an environment for industry to grow its networks. The Central Coast, as a relatively immature, albeit growing rapidly, food and wine offering, can benefit from this collaboration.



# Our region

The Central Coast is located on the coast of New South Wales, positioned midway between Sydney and Newcastle, providing a population catchment in excess of 5 million people within an approximate 90 minute drive time radius.

The Central Coast is well known for its outstanding natural amenity with the region itself home to nearly 340,000 residents, with further growth forecasts rising to an estimated population of 415,000 by 2036.

The National Highway both links and divides the region, and its proximity to Sydney provides easy short break access while facilitating over 38,000 commuters travelling for work outside of the region each day. Creating local employment and retaining young people (18-29 years) remains a key challenge for the region.

Tourism plays an important role in the region's economy with the largest sectors being retail, manufacturing, property and business services, and health and community services. The tourism industry generates essential expenditure which trickles down and supports businesses throughout the Central Coast economy.



### TOTAL VISITOR EXPENDITURE

Central Coast **\$801 million**  
Destination Sydney Surrounds North **\$4.06 billion**  
New South Wales **\$33.2 billion**  
(TRA 2017)

### CENTRAL COAST 2024 GOAL



Grow number of tourists above NSW average growth in the value and visitation

Grow the value of the visitor economy by \$70M per annum

(Central Coast Destination Management Plan 2018-2021)



# Situation Analysis

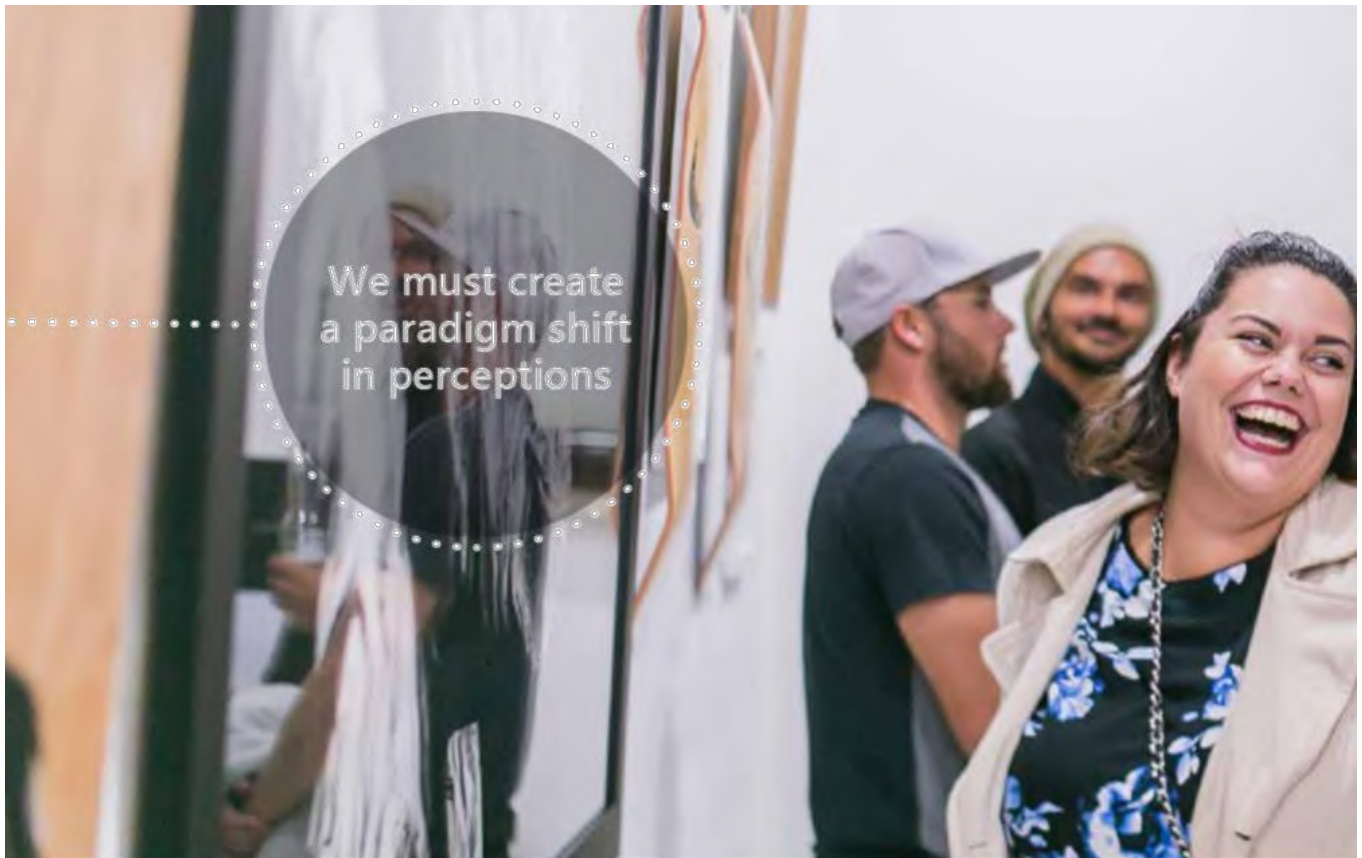
The Central Coast region's potential to improve tourism outcomes has been assessed through consumer research and consultation to identify challenges and opportunities, produce a product and experience review summary and customers and markets summary. Lonely Planet describes the diverse geography of the Central Coast region as the feature that makes it a fascinating destination to visitors from working class and retirees to Sydney socialites and weekenders.

## CHALLENGES

- The region is losing market share of the key Sydney outbound visitor market
- No stated distinctive or unique features
- Lack of awareness or poor perceptions of the Central Coast
- Lack of a clear identity and competitive messaging
- Perceived lack of work and activities to retain young people in the area
- Risk in investment and re-investment in product (especially large-scale and boutique)
- Funding changes and reduction in available funds and grants available to smaller, private organisations in region (marketing dollars and capital)
- Lack of research in transport forecasting and funding to build transport and connectivity around the region, especially from train stations
- Location lends itself towards the destination being regarded as a drive through or 'pit-stop' region, along the M1; lack of wayfinding signage on M1 contributes to the issue
- Population has grown, but not at the same rate as jobs and infrastructure
- Lack of wayfinding signage for visitors, once they come through gateways off M1 and all across the region
- Low availability of a range of accommodation options (especially boutique and high-end, although air bnb has somewhat mitigated this)
- Low level of integration with tourism goals and planning scheme
- Lack of established activities and experiences in trails and walkways classification
- Adventures here but undefined and unpackaged
- Perception as a summer destination

## OPPORTUNITIES

- Need for a thread to pull all of the region together – an engaging destination brand, clear common vision and mission, compelling positioning, USP for competitive differentiation
- Commitment and engagement of industry
- Collaborative industry and resident marketing to increase curated content and promote the positive changes of the Central Coast (create raving fans and local brand advocates)
- Rise of social media messaging and cut-through
- Enable the activation of waterfront and waterways
- Proximity to Sydney and Newcastle (getaway destination within 90mins)
- Natural beauty backdrop and surroundings – national parks, state forests, lakes, waterways, walkways, headlands, beaches and hinterland
- Organic growth of high-quality restaurants and café culture
- Higher-quality accommodation product to increase diversity and motivation to visit
- Enable and educate industry to dramatically raise service levels as a stand-out feature of the Central Coast experience
- Enhance the appeal of Central Coast through activation of key town centres, arts and culture
- Build strategic partnerships that align with our Destination Brand and Values
- Enable key infrastructure delivery and upgrades
- Leverage DNSW and align with their target growth opportunities
- Explore aging population (grey nomad markets)
- Packaging of products collaboration
- Strong 'Food Industry' to connect with the local agriculture industry for Agri-Tourism
- Research on the future traveler market (i.e. millennials vs baby boomers)
- Potential for an Ambassadors Program to include locals into a VFR campaign
- 150 villages



## Product and experience review

The Central Coast has obvious strengths in beach, coastal and nature-based experiences. From the perspective of attracting new investment, analysis highlights a number of considerations in common with other NSW coastal destinations and some that are uniquely relevant for the Central Coast.

Challenges for the Central Coast remain:

**Perception problem.** A perception problem in its core Sydney visitor market – with perceptions either being negative or having a limited level of perception/awareness. New and improved reasons to visit are required to help change these entrenched perceptions.

**Monetisation.** A large proportion of the activities enjoyed by visitors to the Central Coast are relatively low value (informal walking, self-guided mountain biking and visiting the beach etc.). While the Central Coast area's average daily expenditure compares favourably with most of its NSW south coast neighbours, more can be done to grow daily visitor yield.

**Depth and range of accommodation.** The profile of the Central Coast's commercial accommodation stock is distinct – beds and room-stock available from sharing accommodation outnumber commercial provision. Hotel stock is limited at present. The relatively low level of hotel stock is a function of a number of factors - large day visitor market, low level of Meetings, Incentive,

Conference and Exhibition (MICE) activity and the seasonal nature of the destination. From a longer-term perspective, increasing the depth and range of experiences is essential in terms of improving Central Coast's appeal from an investment perspective.

**Depth of food and drink.** Visitor expectations in terms of authentic food and drink experiences have risen significantly over recent years - a base level of provision is an essential destination component, not an option. While the Central Coast region has a number of artisan providers and larger businesses, lack of depth in service offerings means that it cannot currently be regarded as a 'foodie' destination.

**Lack of 'Wow' factor.** Increasingly destinations are judged by their standout or signature experiences - the experiences that the destination is known for which act as key motivators for trips. The Pelican Feeding as well as a number of key adventure sports activities are the features most closely associated with Central Coast. New investment is needed to create new reasons to visit.

There are a number of other considerations for attracting new tourism investment to a region and for the Central Coast these are:





**Family-friendly.** The range of family-friendly experiences is a core strength – ranging from soft adventure to beaches.

**Nature-based experiences.** Extensive coastline and hinterland provide nature-based options for visitors, including a network of trails and walkways.

**Soft Adventure.** A strong set of 'soft adventure' experiences, including adventure parks, trails and surf breaks and beaches to suit all tastes. There is however a lack of paid adventure experiences.

**Trading patterns.** Strongly focused on daytime activities, with limited twilight and evening experiences. Longer opening periods (beyond 3pm) for shops and restaurants would need to be sustained by local demand as well as visitor markets.

**Arts, culture and music.** A local arts, culture and music scene can contribute to the overall visitor experience.

**Indigenous experiences.** While an extensive range of indigenous experiences are not currently easily accessible by visitors, there is history and culture that offers a rich range of stories and opportunities for this growing cultural heritage tourism market segment.

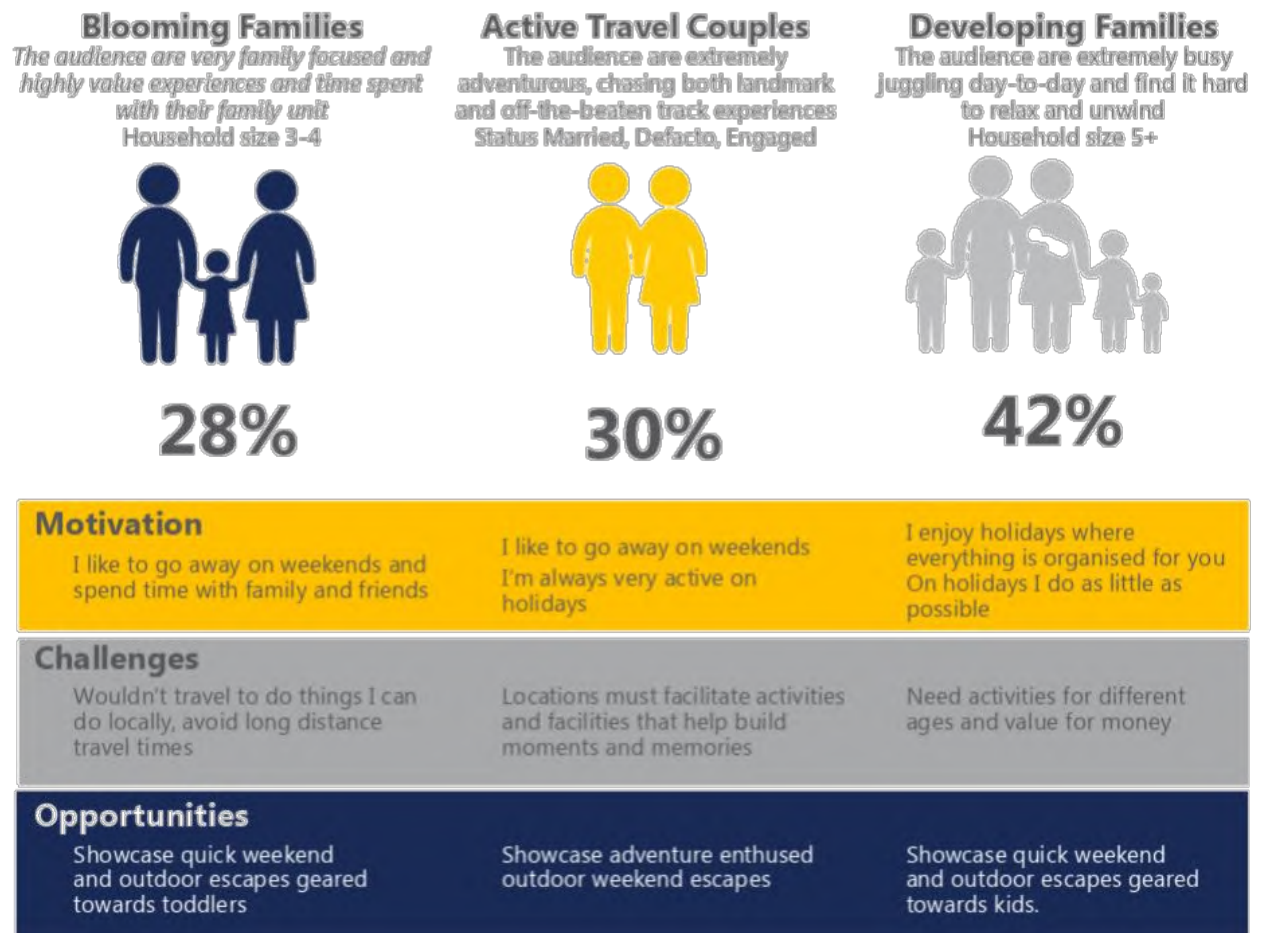
**Events.** A strong program of events plays an important role in the Central Coast area's overall 'vibrancy' offering to visitors.

**Accessibility and inclusion.** A growing tourism market segment that requires training for business and the community to both develop and promote Central Coast as an accessible community and holiday destination for those with disabilities.



# Customers and Markets

Focusing on customers and markets that can offer the best return on investment is an essential strategy in the context of today's global competitive tourism markets. Informed by visitor analytics, consumer research and the Central Coast destination offerings, three key customer personas have been developed. Each of the customer personas are not just united by their age and demographic, but also their aspirations, challenges, wants and needs when it comes to visiting the region.





**Blooming Families**

**How do they research\***



1. Search
2. Family and Friends
3. Previous experience
4. No previous research done
5. Travel websites
6. Guidebooks

**How do they book**



1. Direct with accomm provider via web
2. Direct with other provider via web
3. Do not book anything
4. Specialised travel website
5. Travel agent

**How do they travel?**



Own or company car or Rental Car



Own or company car or Rental Car  
Rail (small) Water-based (very small)



Own or company car or Rental Car

**How long and where they stay**

**3.9 nights**



1. Holiday parks
2. Holiday house
3. Cottage
4. Motel
5. Resort

**2.2 nights**



1. Resort
2. Spa retreat
3. B and B
4. Cottage
5. Holiday house

**4.4 nights**



1. Camping
2. Caravan
3. Holiday park
4. Holiday house
5. Cottage

*\*YT Dec 2018) against HVT Segment data from TEQ and based on industry experience and other published studies <https://cdn1.teq.queensland.com/~media/e3772d1ceaff47a4ab8503d777cd540b.ashx?vs=1&d=20180606T134825>*

# Strategic Pillars

The three strategic pillars aim to achieve the goals as outlined in the CCDMP to grow the value of the visitor economy, to target off-peak growth, to leverage natural and built assets in the region, to foster community support and to ensure the value of the Central Coast destination grows at a rate above the NSW average growth.

Three strategic pillars:

1. Creating advantage and changing perceptions with a destination brand strategy
2. Improving 1000 Little Things  
– *sweating the small stuff*
3. Strategically aligned independent investment opportunities.







Create your  
own adventure,  
every day

## Destination Brand Strategy

### What is a Destination Brand?

Destination branding is about identifying the destination's strongest and most competitively appealing assets, building a story from these and running this narrative consistently through all marketing and communications.

### 2021 Vision:

The Central Coast region as a vibrant, magnetically attractive place to stay and play.

### Our Mission:

The Central Coast is a creative enclave – yes, right now. It is home to a plethora of makers and creators - professional dancers, actors, writers, musicians, film-makers, visual artists and performers – of global importance and talent. Our mission is to enable, support and grow this vibrant and exciting enclave by attracting like-minded Makers and Creators, all interpretations of creative thinkers and doers, from all parts of Australia, to create a truly unique advantage for our region, which will help us to achieve our vision.

### Strategic Objectives:

- Change the perceptions of the Central Coast to create a desirable place to live, work and visit
- Create raving fans and brand advocates across all audience buckets – visitors, businesses, residents

### Creating Competitive Advantage with our Positioning:

The Central Coast is dynamic, layered, complex, and is filled from tip to toe with interesting pockets and places to explore. There are unique opportunities everywhere you look for creating your own adventure... in business, innovation, exploration, arts, culture, great food, quirky shops and more. All of these layers and pieces make up the rich and unique tapestry of our region, created by the everyday adventures of the people who live, work and visit here. Here on the Central Coast, we are **Makers and Creators**, enabling, supporting and celebrating the creative hands, minds and personal adventures of all who wish to join us.

**TAG: Create Your Own Adventure, every day.**



#### Key messages:

Life is an adventure! Whether it's a business venture, a long weekend away, an artistic expression, a simple idea that creates a complete paradigm shift – here on the Central Coast you can create your own adventure, big or small, every day.

The unique opportunity for life on the Coast – whether living, working or visiting – is the freedom to create it your own way. *Create Your Own Adventure, every day.*

#### Target Audience:

- Visitor to NSW, including people visiting friends and family that live on the Coast
- Creative and innovative business
- Local residents living in-region
- Residents of Sydney and other regions, looking for a new home, with reasonable access to a major city

By considering factors including; potential funding, available opportunities and hierarchy of influence, the short term focus has been strategically limited to the above four segments. By leveraging these segments in order to measurably increase perception change of the Central Coast in the first instance, a halo effect can

be created which encompasses the national Australian and overseas inbound segments, this will position the destination positively for when the strategy is able to broaden and start directly targeting these markets further afield. We weave our brand promises into all marketing and communications, to the three audience groups of visitors, businesses and residents, so they begin to understand:

- How they will feel when they are here
- What they will experience that is unique and special
- Why they should choose to live, work, visit here over all other places

#### Brand Personality:

Creative, vibrant, innovative, naturally beautiful (inside and out), smart, progressive, calm, intelligent, future focused.



## Improving 1000 Little Things

What if we approached the tourism opportunities available from a different perspective? What if, instead of proposing or investing in just three or four new BIG things for the Central Coast, that take a substantial amount of funding, effort and time, why not *sweat the small stuff* and also focus on **1000 Little Things We Could Do?**

There are so many "little" things that need to be done all over the region! When we asked a small group of stakeholders what they would do, we got a flood of ideas! As part of the development of the 1000 Little Things concept development, an initial round of engagement has been undertaken to investigate this concept as a tourism opportunity in itself. Stakeholders were asked to consider: If you could choose '5 little things' you would improve across the Central Coast region, that would benefit our residents, visitors and businesses alike, what would you choose?

The benefits of this opportunity is that "Little things" can be accomplished fairly quickly and easily, without a big project plan or lots of approvals. They can be undertaken by Council, residents or industry and can be defined as anything that improves the experience of our region, however small, from the aesthetics of the physical region to better food & beverage service levels or extended retail hours at local businesses.

The suggestions for 1000 Little Things that we could do fell into three broad categories:

### 1. Better Customer Experience with Improved Aesthetics & Atmosphere

This category highlighted little things that could be done to improve the look and feel of our region on a tangible and tactile level. These little things range from keeping our streets and towns clean and tidy to allow for better utilisation of the regions amenities.

Example Little Things:

- Install new modern signage - uniform suburb and gateway signage for brand consistency
- Modernising our physical Visitor Information Centre
- Developing methods to make public bathrooms, play areas and shared spaces more user friendly and tidy.

### 2. Revitalising our places. Activations to Encourage and Facilitate Visitor Dispersal across the Region

This category aims to encompass little things that embrace art and music within our public spaces, utilisation of the regions natural assets and assisting people to find their way across the destination.





#### Example Little Things:

- Initiatives to support live music and regional beautification through artists and creatives
- Develop strategies to develop wayfinding signage and activations for shared spaces and places
- Encourage the repurposing of heritage buildings and community spaces.

### 3. Foster positive perceptions by upskilling and developing local business

This category delves into the management and undertaking of business in the Central Coast region from improving customer experience, incentivising businesses to improve local offerings and engaging locals to activate the destination.

#### Example Little Things:

- Help private industry better understand how to improve their service levels with training programs
- Undertake more smaller incentives to relocate larger corporate business to the Central Coast
- Establish a Visiting Friends and Relatives program to activate our residents to become local ambassadors.

There really are **1000 Little Things That We Could Do**, which, collectively, would make a **BIG** difference to the experience the Central Coast offers, whether living, working or visiting the region.

Therefore this becomes more than just a tourism opportunity plan for business and investors – it is about creating opportunities for everyone to make a real difference when it comes to changing perceptions of the Central Coast, with a cohesive strategic direction and a Reason-to-Believe, or Purpose.

When our Tourism Opportunity Plan works together with our Destination Brand Strategy, we can all work toward giving visitors a better experience, bringing greater success to businesses of all sizes here on the coast, and providing a better quality of life and stronger pride-in-place for residents.

The next step to turn this concept into an opportunity is to identify the stakeholders who can both suggest and activate the **1000 little things**.

And the best part about **1000 Little Things** is that they can all start *now* and everyone can participate and contribute. It is a cohesive collection of strategically deliberate small changes, which feel easier, more manageable, less costly – things that can produce some immediate results to start, and quickly start to shift the energy, the experience and the perceptions to P for Positive.



We are Makers  
and Creators

# Investment Opportunities

Activation and investment can deliver experiences that complement and add value to the Central Coast landscape, precincts and existing experiences. Plus foster those experiences that are not yet fully formed but contribute to the region's unique positioning. These experiences are a mix of both easy implementation and aspirational long-term visionary experiences that while innovative, would require significant further detailed analysis to determine feasibility. They all have in common the potential to drive further economic activity for the Central Coast through place activation, new product development and enhancing the region's places and spaces.

## Place Activation

Place activation creates a destination within a destination, encourages social adventures and exploration, and brings energy and excitement to the streets, town centres and open spaces. Additionally, these projects create new community connections and work to build the story of a place. Activation can be expressed in a multitude of ways through arts and culture, food and beverage, play, performance, health and well-being and feel-good contributions to like-minded causes.

Activation initiatives can be an opportunity for communities and Council to contribute to the overarching "surround-sound" Destination Brand, creating the strategically deliberate perceptions and experiences that build the brand and positioning, touchpoint-by-touchpoint. These concepts contribute to the aggregate attractiveness of the region and can support visitor dispersal around the region and reasons to stay longer.

*We are Makers and Creators. This is the Central Coast.*

### Food and Beverage Exploration Trail

The depth of food and drink product for the Central Coast continues to expand at the same time as the niche *Agritourism Experience Seekers* – who want to value the experience of the whole lifecycle of produce from paddock to plate. Events such as the annual Harvest Festival encourage this activity in the region's hinterland. A combination of marketing support and

business development can aid capacity building with local producers and farm door operators to simply enhance the appeal of behind the scenes tours and tasting experiences, showcasing our outstanding range of food and beverage Makers and Creators, for this market. Investment to develop can be in the range of \$100,000 - \$120,000.

### Art and Sculpture Trail

As a creative enclave, the Central Coast is already home to a plethora of talented sculptors and installation artists, our Makers and Creators in the fine arts. Combining a regional sculpture trail with an app/digital tech platform and commissioning local artists can greatly contribute to regional image and perception change. Successfully delivered large scale, 'instagrammable' public art can attract an increased market share to the coast and provide one of the Wow Factor touchpoints we seek to add uniqueness to our experience. Investment of around \$2-3 million has the potential to generate over \$93 million in visitor expenditure within five years.

### Twilight Economy

Again as a creative enclave, our region is home to many musicians and performers of globally recognised talent; however, we need to better support these entertainers with an expanded the choice of places and spaces, times and dates, from which they can entertain our visitors and residents. We have also noted in our visitor research that our hours of operation for food and beverage venues and retail shops are potentially limiting to our overall experience. One such expansion could lie in the opportunity to encourage and support a Twilight Economy here on the Central Coast.

Recent 2019 analysis by Deloitte Access Economics has found economic activity after dark in Sydney is now worth \$27 billion a year and supports more than 230,000 jobs. But it could be far bigger. The report states Sydney is missing out on about \$16 billion a year because its night-time economy is underdeveloped. To pull it up to compete with other globally important cities and destinations, a range of sectors would need to expand services after dark including arts and culture, retail and entertainment.



A vibrant night time economy is a catalyst for growth

"A vibrant night-time economy creates a range of opportunities for providers and users; from 24-hour gyms and supermarkets to late-night art galleries, to extended shopping and transport choices," the report says. Arts and Culture, including live music and performance, was highlighted as a catalyst to growth.

The total economic visitation value of arts and cultural infrastructure and events in NSW is \$1.4 billion per year and the value of this to broader society is \$484 million per year, the Deloitte report said.

## Culture and Education

### Heritage Tourism

Heritage tourism provides diversity to the visitor experience, creating unique and authentic experiences of places, stories, and activities that express our local culture and identity, and extend beyond the current bush and beach focus. Heritage provides a direct contribution to the visitor economy through its involvement with enhanced tourism infrastructure, products and services. It results in a more diversified visitor pattern by encouraging reasons to visit outside of peak times (eg summer) and at different times of the day and week than traditionally experienced (eg supporting growth of the night time economy). A growth in cultural and heritage tourism on the Central Coast can be achieved by positioning heritage at the forefront of innovative, creative and contemporary heritage interpretation and public art, including graphics, multisensory media, pop ups, digital media, soundscapes, light installations and tactile installations. Key outcomes of heritage tourism include job creation, a sense of place and pride, repositioning of town centres as destinations, and the revitalisation of urban places and civic locations.

### Educational Eco Hub and Indigenous Experience at Terilbah Reserve, The Entrance North

This concept is focussed on creating a reason to visit and drawing in new visitor markets to the Central Coast as interest in 'eco-travel' trends continues to grow. It includes four components around an educational research centre and tourism attraction, interpretative experience on the region's indigenous heritage, an innovative viewing tower and soft adventure activations such as kayaking and connection to shared pathway. It directly links to many of the region's other existing experiences and could capture the growing demand for education based holidaying, as well as fill mid-week visitation through schools. Investment of around \$4-5 million has the potential to capture a share of a market worth \$414 million in the Sydney surrounds north region.

### Open Spaces

While the region currently offers a great range of outdoor activities and opportunities to explore nature, it lacks larger, signature experiences and attractions. Several longer-term, ambitious projects have been proposed to fill this gap in our destination offering, such as a Wave Park and Floating Leisure Precinct. In addition, there are few smaller, shorter-term initiatives available that highlight the best that the nature of the region has to offer, continuing to activate our great outdoors for both visitors and residents, and highlighting our natural beauty.



#### **Smaller, shorter-term initiatives nature-based attractions and experiences:**

- Bikes, Trails and Pathway Infrastructure
- Waterways activations, both along our waterfrontage and on Brisbane Waters
- Walkways and Trails with added arts and culture, heritage value

#### **Longer-term, ambitious projects:**

##### **Floating Leisure Precinct at Tuggerah Lake with connecting Shared Pathway**

Tuggerah Lakes are a great tourism asset, currently with limited activations. This ambitious proposal with a floating café, event stage and walkway provides a relatively high balance of risk and reward, whether the initiative is private or public-sector led. Most importantly any feasibility must be conducted with protecting the environment as paramount importance. Investment of around \$10-12 million has the potential to capture a market of around \$33.5 million over five years.

##### **Soft Adventure Cluster - Simulated Wave Park / National Surfing Reserve / Mountain Biking trails upgrade**

The emergence of Wave Park technology delivering simulated open surf conditions, but in safe and controlled environments is a new tourism experience gradually becoming available in more places around the world. This concept clusters this with additional soft adventure activities, tapping into one of the existing identifiers for the Central Coast. These are upgrading suitable mountain

biking trails, recognition of Central Coast's beaches as a National Surfing Reserve and development of a new standout, large scale soft adventure tourism experience – such as a Simulated Wave Park. Investment of around \$20 million could have the impact of capturing one per cent additional market share in this soft adventure segment, with the potential to generate over \$213 million in visitor expenditure within five years.

## **Accessible Tourism Activation Strategic Initiative**

There is a growing demand for accessible and inclusive tourism experiences across the globe. While a formal project or investment opportunity has not been identified during this project, the scale of market potential is evident and it is recommended that Council pursue concepts in this area as a medium priority. As costing is site specific, further investigation is required into this opportunity, once a proposed site is selected by Council.

An abridged case study, specifically the 'Food and Beverage Exploration Trail' can be found in the Appendix of this document, it has been included in order to provide an example of how a case study can be developed for each of the potential investment opportunities.



## Delivery Model

While recognising Central Coast Council's leadership role for this TOP, the delivery model relies on the actions of key stakeholders, partnerships and planning priority actions across some key thematic areas.

Effective partnerships are essential in leading to activation and investment to deliver experiences that complement and add value to current Central Coast landscapes, precincts and existing tourism experiences. Plus foster those experiences that are not yet fully formed, but contribute to the region's unique positioning.

The role of key stakeholders are outlined in the below table:

Central Coast Council (CCC)	<ul style="list-style-type: none"> <li>• Lead the collective ownership and delivery of the Plan</li> <li>• Advocacy for tourism infrastructure and funding</li> <li>• Value tourism impacts in decision marketing</li> <li>• Deliver on the CCDMP</li> <li>• Maintain Council owned infrastructure in line with visitor expectations</li> <li>• Share the story with the local community and equip them to be ambassadors</li> </ul>
Tourism Industry Businesses (TIB)	<ul style="list-style-type: none"> <li>• Commit to, and participate in the Strategic Plan</li> <li>• Advocacy for funding and improvements</li> <li>• Collaborate with each other</li> <li>• Invest for change</li> <li>• Delight the visitor</li> </ul>
Tourism Advisory Committee	<ul style="list-style-type: none"> <li>• Knowledge, expertise and insights</li> <li>• Steer the sector to address challenges and opportunities</li> <li>• Guidance on regional collaborations</li> <li>• Advocacy for tourism outcomes</li> </ul>
Regional Stakeholders, Business Chambers and Other Networks	<ul style="list-style-type: none"> <li>• Advocacy for tourism outcomes</li> <li>• Exchange information with members and other stakeholders</li> <li>• Initiate and facilitate collaborations</li> </ul>
Destination New South Wales and Destination Networks (DNSW)	<ul style="list-style-type: none"> <li>• Deliver on NSW Visitor Economy and associated strategies including maximising regional visitor growth</li> <li>• Be industry research and insights leaders</li> <li>• Connect tourism businesses with business support programs</li> </ul>
Other State Government Departments	<ul style="list-style-type: none"> <li>• Influence on important issues for tourism: investment attraction; skills shortage and training; transport connectivity; environmental stewardship</li> </ul>



### Our Priority Actions:

Focus	Action	Timeframe	Who
Destination Marketing	Strategy with a coherent narrative that inspires and provides compelling reasons to visit	Immediate	CCC DNSW
Leadership and capacity building	Foster service excellence and skills growth for tourism businesses to help themselves with create their own opportunities for collaboration Use the destination positioning and experience offer of the Central Coast to contribute to the revitalisation of town centres	Immediate	CCC
Strategic Partnerships	Seek our share of visibility and increased investment by Destination New South Wales in the Central Coast Be an active partner in the Gosford City transformation	Short to Long Term	CCC DNSW TIB
Culture and Heritage	Amplify our cultural products and makers and creators to add vibrancy to the region	Mid to Long Term	CCC
Experience development	Further investigation of new ambitious initiatives and other experiences to prioritise and stage next steps, including feasibility studies, business cases and investment models	Short to Long Term	CCC DSSN TIB
Investment	Influence stakeholders and create incentives to attract the right kind of investment in the Central Coast	Mid to Long Term	CCC DNS TIB
Enabling the enablers	Reflect the vision and direction in Council's planning, policies, processes and decision-making	Mid to Long Term	CCC
Town Centres	Enable and facilitate Town Centre Activation Plan	Short to Long Term	CCC
Hinterland Strategy	Create a strategic plan to enable the development of tourism, including accommodation and attractions, in natural, rural areas	Mid to Long Term	CCC
RV Tourism	Conduct feasibility study and begin exploration of how and where the region could benefit from the emerging trend of RV Tourism among the 50+ existing target market	Mid to Long Term	CCC



Activating food  
and wine activities  
and experiences



# Appendix

## Development of a Food and Beverage Exploration Trail - an approach

Activating food and wine activities and experiences in the region through the creation of a Food and Beverage Exploration Trail. This would also involve capacity building with local producers and farm door operators to further enhance the appeal of behind the scenes tours and cellar door tasting experiences.

1. Identification of a food and beverage exploration trail and drive route with supporting marketing plan, including the development of a smartphone based wayfinding app;

On initial investigation, it was found that Central Coast has several local craft food and beverage providers dotted throughout the coast that provide visitors with the opportunity to sample local produce, "meet the maker" and learn about the production techniques.

2. A review of local government policy and regulations around tastings, farm door sales and development approval for commercial infrastructure (e.g. bar and restaurant development, live music and RSA) to assist in fostering the organics growth of this market;

Through undertaking a full cellar door / agritourism product audit including targeted community and industry stakeholder engagement, Central Coast can define key areas to be improved to enable additional growth in this market. This may relate to assistance in permit applications, live music licences and DA approval for Farm/Cellar Door infrastructure. While it was outside the scope of this project to conduct a full stakeholder engagement of this sector, a desktop gap analysis has revealed a significant lack of agritourism business when compare to LGA areas such as Port Macquarie, Hunter Valley and Mid-North Coast.

3. Development and execution of a Council sponsored capability building/mentoring program for local agritourism operators and craft food and beverage producers.

The program should have a focus on experience development and education in accessing grant/funding, small business support services and updates on regulations and policies relevant to the industry. Masterclasses in being international ready and social media are also valuable opportunities for small to medium business owners looking to leverage additional tourism industry revenue streams for their business.

## Enablers and Implementation Considerations

- Confirm in-principal support for the concept from Council
- Identify resources for a full business plan covering business case, budget allocation, project design and costings. The plan should also cover;
  - o An audit of existing operators
  - o Stakeholder engagement and partnership development.
- Investigate grant support from sources such as the Building Better Regions Fund to contribute to the cost of local tourism operator capability building mentoring program.

The above is an abridged case study to provide an example of how an investment opportunity is further refined and established as a potential project to be undertaken within the region.

Full case studies for each investment opportunity outlined can be found in a separate document *Tourism Opportunities – Preliminary Analysis*. These completed case studies included investigation the opportunity's problems and challenges, supporting opportunities, potential locations, any design detail, implications for the destination, governance and business modelling, partnerships, likely target markets, potential economic impact, estimated development costs, risk appraisals, and a recommendation.



Central Coast Council  
2 Hely St / PO Box 20 Wyong NSW 2259  
49 Mann St / PO Box 21 Gosford NSW 2250  
P 1300 463 954  
DRAFT JUNE 2019

## Attachment 2

## FEEDBACK IN TABLE BELOW RECEIVED DURING TOP PUBLIC EXHIBITION ON YOUR VOICE

Submission number	Detail of Submission	Action taken
1	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interest in a Water Park on the Central Coast rather than a Wave Park	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
2	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in general maintenance and tidying up of pathways specifically dog poo	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i>
3	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Mountain Biking	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
4	Not in line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Wave Park	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
5	Not in line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Break Wall at The Entrance Channel	Noted  No change to TOP  Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway
6	In line with outlined opportunity in TOP	Noted

Submission number	Detail of Submission	Action taken
	Resident of the Central Coast with an interest in the Visitor Economy  Interested in economic and employment opportunities that could be the result of development such as a wave park	No change in TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
7	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in economic and employment opportunities that could be the result of development such as a wave park and adventure precinct	Noted  No change in TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
8	In line with outlined opportunity in TOP  Owner/operator of a Tourism Business on the Central Coast  Interested in a major development or attraction in the region and destination marketing and National Travel Media	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i>
9	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in wayfinding and signage	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i>
10	Not in line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in job opportunities and activities for youth	Noted  No change to TOP  Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway
11	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in management of the Northern Lakes	Noted  No change to TOP  Relevant Opportunity within TOP:

Submission number	Detail of Submission	Action taken
		Open Space – Short Term: <i>Waterways activations</i>
12	Resident of the Central Coast with an interest in the Visitor Economy  No information provided in submission	No action
13	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in investment in public amenities as well as sporting tourism	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do And Open Space – Ambitious: Soft Adventure Cluster</i>
14	Not in line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in a beach soccer tournament	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i>
15	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in the development in Water Park and a Motocross Facility	Noted  No change to TOP  Relevant Opportunity within TOP: <i>Open Space – Ambitious: Soft Adventure Cluster And Motocross - Is private business and requires no action from Council other than regulatory actions</i>
16	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in the development of a major tourist attraction specifically on Gosford Waterfront	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do And</i>

Submission number	Detail of Submission	Action taken
		Open Space – Short Term: <i>Waterways activations</i>
17	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of a mountain bike and surf park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
18	<p>Not in line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in job opportunities for youth</p>	<p>Noted</p> <p>No change to TOP</p> <p>Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway</p>
19	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of a wave pool</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
20	<p>In line with outlined opportunity in TOP</p> <p>Owner/operator of a Tourism Business on the Central Coast</p> <p>Interested in the development of a wave park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
21	<p>In line with outlined opportunity in TOP</p> <p>Owner/operator of a Tourism Business on the Central Coast</p> <p>Interested in the night time economy</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Place Activation: <i>Twilight Economy</i></p>
22	<p>In line with outlined opportunity in TOP</p>	<p>Noted</p> <p>No change to TOP</p>

Submission number	Detail of Submission	Action taken
	<p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested a wave pool and food districts</p>	<p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i> And Place Activation: <i>Food Districts</i></p>
23	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in management of the Northern Lakes</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Short Term: <i>Waterways activations</i></p>
24	<p>Not in line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in a chairlift connecting Gosford/Woy Woy to Kariong</p>	<p>Noted</p> <p>No change to TOP</p> <p>Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway</p>
25	<p>Not in line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of CASAR Park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Is private businesses and requires no action from Council other than regulatory actions</p>
26	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Mountain Biking</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
27	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of a wave park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP:</p>

Submission number	Detail of Submission	Action taken
		Open Space – Ambitious: <i>Soft Adventure Cluster</i>
28	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the activities such as riverboats and walking tours</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Short Term: <i>Waterways activations</i></p>
29	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave pool and drive in cinema</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i> And <i>1000 Little Things We Could Do</i></p>
30	<p>Not in line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of relaxation centre</p>	<p>Noted</p> <p>No change to TOP</p> <p>Is private businesses and requires no action from Council other than regulatory actions</p>
31	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of some sort of major tourism attraction</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i></p>
32	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in general maintenance and tidying up of the region</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i></p>



Submission number	Detail of Submission	Action taken
33	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in the development of cycling infrastructure</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Spaces – Short Term: <i>Bikes, Trails and Pathway Infrastructure</i></p>
34	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Water pool</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
35	<p>In line with outlined opportunity in TOP</p> <p>Owner/operator of a Tourism Business on the Central Coast</p> <p>Interested in upskilling and training customer service staff</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Place Activation: <i>Twilight Economy</i></p>
36	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave pool</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
37	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave pool</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
38	<p>In line with outlined opportunity in TOP</p>	<p>Noted</p> <p>No change to TOP</p>

Submission number	Detail of Submission	Action taken
	<p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Water park and Break Wall at The Entrance</p>	<p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i> And Break Wall - Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway</p>
39	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave park and Airport</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i> And Airport - Will be referred to an appropriate unit within Council to inform an alternate strategy or action currently underway</p>
40	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Mountain Biking</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
41	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>
42	<p>Not in line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p>	<p>Noted</p> <p>No change to TOP</p> <p>Is private businesses and requires no action from</p>

Submission number	Detail of Submission	Action taken
	Interested in more accommodation in North of the region	Council other than regulatory actions
43	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Indoor BMX and Skate Park	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Shorty Term: <i>Bikes, Trails and Pathway Infrastructure</i>
44	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Mountain Biking	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>
45	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in Beachfront Cafes	Noted  No change to TOP  Relevant Opportunity within TOP: Place Activations: <i>Food and Beverage Exploration Trails</i>
46	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in the development of some sort of major tourism attraction	Noted  No change to TOP  Relevant Opportunity within TOP: <i>1000 Little Things We Could Do</i>
47	In line with outlined opportunity in TOP  Resident of the Central Coast with an interest in the Visitor Economy  Interested in a wave park	Noted  No change to TOP  Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i>

Submission number	Detail of Submission	Action taken
48	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in public art</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Place Activation: <i>Art and Sculpture Trail</i></p>
49	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in maintaining the Northern Lakes</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Short Term: <i>Waterways activations</i></p>
50	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Old Sydney town</p>	<p>Noted</p> <p>No change to TOP</p> <p>Is private businesses and requires no action from Council other than regulatory actions</p>
51	<p>In line with outlined opportunity in TOP</p> <p>Resident of the Central Coast with an interest in the Visitor Economy</p> <p>Interested in Wave park</p>	<p>Noted</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: Open Space – Ambitious: <i>Soft Adventure Cluster</i></p>

**FEEDBACK IN TABLE BELOW RECEIVED FROM ADVISORY COMMITTEES**

Source of feedback	Detail of Feedback	Action taken
Tourism Advisory Committee	<p><b>Destination Brand Strategy</b></p> <ul style="list-style-type: none"> <li>• Importance of a first impression – and other links to the 1000 Little Things campaign</li> <li>• M1 signage at entry – how does the Brand link to signage, Wayfinding Strategy and execution, impacts to overall visitor experience</li> <li>• Execution elements and comms plan – when will the detailed execution &amp; campaign plan be available for interested parties</li> <li>• Audit of the ingredients is needed – eg., initiate a discovery process to unearth current people, places, elements, etc. that fall into the Makers, Creators, Innovators positioning and support this concept.</li> </ul>	<p>Noted for consideration in execution plan development</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>Destination Brand Strategy Strategic Pillar</i></p>
Tourism Advisory Committee	<p><b>Investment Opportunities</b></p> <p><u>Open Spaces</u></p> <ul style="list-style-type: none"> <li>• Coastal walks along beaches to connect areas should be considered (eg. Swan River of Perth)</li> <li>• Shared pathways and linkages</li> <li>• Low impact (eg. kayak, canoe, stand up boards)</li> <li>• Weddings in parks and beaches</li> <li>• Need a convention centre on the Central Coast</li> <li>• Accessible Tourism Activation</li> <li>• Maps, toilets and parking</li> <li>• Internal transport networks</li> </ul> <p><u>Place Activation</u></p> <ul style="list-style-type: none"> <li>• Local village concept is critical</li> <li>• Need money to build bid for investments</li> <li>• Need a conference and events strategy and investment</li> <li>• Turning investment and incentives into innovators and creators</li> <li>• Famils for inbound operators and domestic tourism operators (including pre and post AIME / ATE famils)</li> </ul>	<p>Noted for consideration in execution plan development</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>Investment Opportunities strategic pillar</i></p>

Source of feedback	Detail of Feedback	Action taken
	<ul style="list-style-type: none"> <li>• Council to contact tourism operators and arrange famils with aim for them to develop day tours</li> </ul> <p><u>Culture and Education</u></p> <ul style="list-style-type: none"> <li>• Critical to be done in partnership – Council should not necessarily run</li> <li>• NAISA and bush tucker</li> <li>• Need to showcase Indigenous culture and develop as a tourism opportunity</li> <li>• Culture partnership with existing infrastructure (Somersby Falls, Mooney engravings etc)</li> <li>• Take Hunter Valley Gardens market (Winter Wonderland, themed activities etc) and do something here on the Central Coast (Mt Penang partnership)</li> <li>• Capture trails and clusters (eg. public ant trail, gardens, food and wine, sculptures etc)</li> </ul>	
Tourism Advisory Committee	<p><b>Strategic Direction</b></p> <ul style="list-style-type: none"> <li>• Overall happy with the strategic direction of the Tourism Opportunity Plan</li> <li>• Need to focus visitation targets</li> <li>• Day trippers (two-hour circular radius)</li> <li>• Support three target areas in Destination Management Plan</li> <li>• Regional focus is good and important</li> <li>• North Connex is an opportunity and but could also be a barrier with visits likely to bypass</li> <li>• Competitor market from Sydney - Nelson Bay and Jervis Bay, this needs consideration</li> <li>• Supportive of direction</li> </ul>	<p>Noted for consideration in execution plan development</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>Destination Brand Strategy strategic pillar</i></p>
Tourism Advisory Committee	<p><b>Improving 1,000 Little Things</b></p> <ul style="list-style-type: none"> <li>• Ensuring there are activities for family members when one family member is doing something that might not work for all (eg. 4 hour dive at Terrigal – possible link to activities that can be done within 4 hour timeframe.</li> <li>• Connecting hubs for transport and movement <ul style="list-style-type: none"> <li>○ Direct route hubs</li> <li>○ Tourist bus service (cost effective)</li> </ul> </li> <li>• Wet weather impacts</li> </ul>	<p>Noted for consideration in execution plan development</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>1000 Little Things We Could Do strategic pillar</i></p>

Source of feedback	Detail of Feedback	Action taken
	<ul style="list-style-type: none"> <li>○ Accurate announcements and visual representations – not sure how Council can influence but we need better images to help visitors make a decision to visit the coast (eg. rain cloud in front of sun image suggests high chance of rain, but may not be the case)</li> <li>○ Thursday trigger for decision making – need to consider how we target (weekend notice)</li> <li>● First impressions need to be created for our visitors into the region and our centres <ul style="list-style-type: none"> <li>○ Trees and flowers (eg. "Avenue of trees" – Kariong down through West Gosford)</li> </ul> </li> <li>● Signage <ul style="list-style-type: none"> <li>○ Brown tourism signs (eg. 'Welcome', car museum sign still there)</li> <li>○ How can we do these more strategically rather than piece by piece</li> </ul> </li> <li>● Roads <ul style="list-style-type: none"> <li>○ Accessibility to the Coast (eg. what if turn off is missed?) – how to entice visitors to come into the coast off the M1.</li> </ul> </li> <li>● Volunteers – or better still Ambassadors <ul style="list-style-type: none"> <li>○ Connected to passion – "ask me" focus for our volunteers or businesses to help customers when in region – like other areas do</li> <li>○ "Pop up" – events, information stalls, incentives</li> <li>○ Customer experience is a focus needed for the products and services we provide on the Central Coast – central training is "Golden Key"</li> <li>○ Product and service owners – connections and famils</li> </ul> </li> </ul>	

Source of feedback	Detail of Feedback	Action taken
Economic Development Committee	<p><b>Clean Green Economic Development and Innovation Opportunities</b></p> <ul style="list-style-type: none"> <li>• WRACK and how it can be used as feed, fertiliser or biochar</li> <li>• Solar Power manufacturer, wind farms and renewable energies</li> <li>• Robotics and new technologies, smart manufacturing</li> <li>• Eco-Tourism</li> <li>• Activating local businesses (sustainability cluster)</li> <li>• Promoting the winter season on the Coast (whale watching, whale walks, wild flowers etc)</li> </ul>	<p>Noted for consideration in execution plan development</p> <p>No change to TOP</p> <p>Relevant Opportunity within TOP: <i>1000 Little Things We Could Do strategic pillar</i></p>





**Item No:** 3.7  
**Title:** Adoption of the Sustainable and Plastic Free Events Policy  
**Department:** Connected Communities

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13662799  
Author: Cobey Linsley, Section Manager Place Activation  
Manager: Glenn Cannard, Unit Manager, Community Partnerships  
Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

The purpose of this report is to consider the review undertaken and adopt the revised Central Coast Council Sustainable and Plastic Free Events Policy.

### **Recommendation**

- 1 That Council adopt the revised Central Coast Council Sustainable and Plastic Free Events Policy (Attachment 1).**
- 2 That Council note the Plastic Free Events Guidelines for event organisers and vendors (Attachment 2).**

### **Context**

Council has long recognised the benefits that events can provide the community and the region's economy. Council is committed to sustainability; we seek to meet our needs and aspirations without compromising the ability of future generations to meet theirs. Council is also dedicated to ensuring we better manage our environment and strive to meet community expectations by assisting events to operate in a sustainable manner.

The harmonized Draft Central Coast Sustainable Event Management Policy was presented to the ordinary meeting of Council on 11 March 2019.

At its meeting held 11 March 2019, Council resolved as follows:

- 191/19 *That Council adopt an Interim Central Coast Sustainable Event Management Policy while a further review is undertaken including:*
- a) Introducing a voluntary star or green tick rating for events;*
  - b) a checklist for event organisers and participants;*
  - c) further review of measures to improve sustainable outcomes in energy use, water conservation and biodiversity.*

192/19 *That Council consider a further report with a revised policy within six months.*

#### **Current Status**

The current interim approved policy is designed to enable council to provide a framework for best practice sustainability strategies to support events held by Central Coast Council and the community on council public managed land or council public buildings or those events funded through Council's Grant and sponsorship programs. The policy also aims to fulfil community expectations that events will be held in a sustainable manner.

It is Council's desire that all events be planned and implemented with the goal of minimising the impact of the event on the environment, along with minimizing the use of single use plastic by organisers and stallholders/vendors. The revised policy will be implemented in conjunction with the Plastic Free event guidelines (Attachment 2) and Sustainable Event Management Guide (Attachment 3) produced by Council.

Stallholders who meet the guidelines on single use plastic will receive a 20% reduction on stallholder fees at Council managed events and a green tick rating on Council's database. Council will also take further leadership in this area and deliver waste education activations at 5 (five) Council managed events. Adherence to the policy will also be a requirement of Council's event grant and sponsorship funding agreements.

#### **Consultation**

Extensive consultation was undertaken in the development of the original policy, with the draft policy externally exhibited for a period of eight weeks and all feedback incorporated into the interim policy endorsed by Council on March 11 2019.

No external consultation was required, nor undertaken for the updated policy.

Staff conducted an extensive internal review which involved researching and benchmarking similar approaches in other Council areas and also consulting with key internal stakeholders from the Waste Services and Community Education departments to ensure that changes implemented are aligned with other relevant internal policies and strategies.

Following the internal review the below changes have been made to the policy.

- Council have developed guidelines that work as a checklist for running plastic free events.
- Council have developed a guide for food vendors on eliminating single use plastic items. The guide will function as an assessment tool.
- The addition of plastic free principles for event organisers to consider when planning an event, with the ability for stallholders who meet the guidelines to receive a green tick within Council's database and receive a 20% reduction on stallholder fees at Council managed events.

### **3.7 Adoption of the Sustainable and Plastic Free Events Policy (contd)**

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- A definition of single use and plastic free.
- "Plastic Free" wording added into title of the policy.

#### **Options**

- 1 Adopt the Central Coast Council updated Sustainable and Plastic Free Events Policy, along with the Plastic Free Guidelines and green star rating.

This is the preferred option as the policy ensures key targets of One-Central Coast are met by ensuring sustainable practices are considered for major events.

- 2 Maintain the current arrangements.

Non approval of the Central Coast Council updated Sustainable and Plastic Free Events Policy, along with the Plastic Free Guidelines and green star rating, will result in sustainable event management practices not being implemented across events on the Central Coast.

#### **Financial Impact**

The impact on event revenue through a reduction in some stallholder fees and charges has been incorporated in 19/20 operational budgets and also within 19/20 fees and charges.

#### **Link to Community Strategic Plan**

Theme 1: Belonging

##### **Goal B: Creativity connection and local identity**

B-B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Theme 2: Smart

##### **Goal C: A growing and competitive region**

C4: Promote and grow tourism that celebrates the natural and cultural assets of the Central Coast in a way that is accessible, sustainable and eco-friendly.

Theme 3: Green

##### **Goal E: Environmental resources for the future**

### **3.7 Adoption of the Sustainable and Plastic Free Events Policy (contd)**

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E1: Educate the community on the value and importance of natural areas and biodiversity, and encourage community involvement in caring for our natural environment.

Theme 3: Green

#### **Goal E: Environmental resources for the future**

E3: Reduce littering, minimise waste to landfill and educate to strengthen positive environmental behaviours.

#### **Risk Management**

Nil Impact.

#### **Critical Dates or Timeframes**

Nil Impact.

#### **Attachments**

- |          |  |           |
|----------|--|-----------|
| <b>1</b> | Sustainable and Plastic Free Events Policy | D13672966 |
| <b>2</b> | Plastic Free Event Guidelines              | D13672968 |
| <b>3</b> | Sustainable Event Management Guide         | D13354544 |

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POLICY NO: CCC

# SUSTAINABLE AND PLASTIC FREE EVENTS POLICY

September 2019

AUTHORITY	NAME & TITLE
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<b>AUTHOR</b>	Cobey Linsley, Section Manager Place Activation
<b>MANAGER</b>	Glenn Cannard, Unit Manager Community Partnerships
<b>DIRECTOR</b>	Julie Vaughan, Director Connected Communities
<b>CHIEF EXECUTIVE OFFICER</b>	Gary Murphy, Chief Executive Officer

**History of Revisions:**

<b>Version</b>	<b>Date</b>	<b>Reason</b>	<b>TRIM Doc. #</b>
1			

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## **POLICY SUMMARY**

1. Each year in Central Coast Council (CCC) Local Government Area (LGA) a range of special events are held in public places to celebrate the diverse social, cultural, sporting and business aspects of our community. This policy has been formulated to provide a framework for best practice sustainability strategies to support events held by CCC and the community on and in CCC public managed land or buildings and fulfil community expectations that they are held in a sustainable manner. This Policy also applies to any events funded through CCC grant and sponsorship programs.

## **PURPOSE OF THE POLICY**

2. To encourage waste reduction and maximise resource recovery and recycling opportunities at public place events held in the CCC LGA as well as preserving public health and amenity of the surrounding environment.
3. To encourage and educate event organisers and stallholders on running plastic free events held in the CCC LGA.
4. To deliver and approve events that provides a balanced approach to economic activity, environmental responsibility and community development.

## **POLICY BACKGROUND**

5. Council permits the public to hire CCC managed public land and buildings for events after appropriate fees and charges are paid and application processes are followed.
6. Council runs a number of events including festivals, event openings and catered functions.
7. Council funds various events via its grant and sponsorship programs.
8. Council has developed a sustainable event management guide to assist event organisers.
9. Council have developed guidelines and checklist for running plastic free events.
10. Council have developed a guide for food vendors on eliminating single use plastic items.

## **GENERAL**

11. The Sustainable Event Management Policy along with Plastic Free Event Guidelines applies to all Council organised and owned events in excess of one hundred participants and all events funded by Council's grants and sponsorship programs.
12. All events should comply with the sustainability and plastic free objectives of Council where possible and the principles of the Waste Avoidance and Resource Recovery Act 2001.
13. Where appropriate, events should incorporate waste avoidance and waste recovery strategies as an integral part of special event planning processes.



14. Where appropriate, events should minimise the amount of waste generated and maximise the amount of recyclable materials recovered.
15. Where appropriate, events should implement sustainable purchasing.
16. Where possible, all food-ware used at events such as plates, food containers; cups, cutlery and wrapping should be reusable or biodegradable.
17. Where appropriate events should be used as educational opportunities to raise community awareness on sustainability.
18. All events on Council managed public land or in Council buildings with more than one hundred participants must comply with the waste management strategies incorporated in the event application form.
19. Event organisers should ensure when planning an event that the following sustainability issues are taken into consideration when selecting a venue; (see Sustainable Event Management Guide for assistance)
  - a. Existing infrastructure - for example toilets, stage, electricity to avoid the need for equipment to be transported in.
  - b. Water use – all events must comply with current water restrictions unless a formal exemption has been granted. Does the venue have tank water or alternate water sources?
  - c. Energy Use – does the venue have adequate natural light or solar panels, use green power or have a carbon emission offset scheme.
  - d. Transport – is the location close to public transport. Is event accommodation within walking distance to the event?
20. Event organisers should ensure when planning an event they follow the below plastic free event principles; (See Plastic Free Events Guidelines for assistance);
  - a. Commitment - to Inform and educate stakeholders and the public about Council's plastic-free event principles. Identify clear expectations of stallholders to avoid the use of identified single-use plastic items at council-run events.
  - b. Clearly identify - single-use plastic items that should be avoided or replaced and outline recommended alternative products. These should either be reusable or 100% compostable (compliant with Australian composting standards).
  - c. Manage the collection - of discarded materials through a three-bin system (recycle, organics, waste). Where these services do not exist, use a two-bin system (recycle and waste). Container refund schemes (if available) provide an incentive for a separate drink container collection.
  - d. Enhance - the reputation of the event by ensuring the site is free from litter.
  - e. Minimise contamination and reduce waste collection costs by keeping disposal options together and providing clear signage that addresses and advises on avoiding items being put in the wrong bin.
  - f. Where possible - arrange volunteers to monitor bins and provide assistance and guidance to event patrons.
  - g. Ensure - all waste streams are serviced appropriately. Investigate commercial composting, container refund collection and re-use service opportunities.
  - h. Monitor and evaluate - the impact of plastic-free events through efficient data collection to measure performance and practices at events.

- i. Promote - Council policies to other events and encourage their adoption by including council requirements for events on council land and for council-funded events to be plastic free.

## POLICY IMPLEMENTATION – PROCEDURES

21. Council has implemented a set of criteria for sustainable waste management into approvals to hold events on Council managed public land and buildings.
22. A sustainable events management guide has been produced by Council and will be distributed to event organisers holding events on Council managed public land and buildings.
23. A plastic free event guideline has been produced by Council and will be distributed to event organisers holding events on Council managed public land and buildings.
24. Stallholders who meet the guidelines on single use plastic will receive a green tick within CCC database.
25. Stallholders who meet the guidelines on single use plastic will receive a 20% reduction on stallholder fees at Council run events.
26. Event recycling bins are available for hire from Council's Waste Officer by phoning 1300 463 954.

## DEFINITIONS

The following definitions are used in this policy:

27. **Code of Conduct** means the Code of Conduct adopted by Council
28. **Council** means Central Coast Council
29. **Event Organiser** means the person responsible for organising the event.
30. **Events** for the purpose of this policy means organised activities open to attendance by member of the general public (whether by payment or not) on public land with over on hundred attendees. Events include; cultural celebration, public rally, street parade, fun run, community festival, music festival, sporting event or circus.
31. **Local Government Area (LGA)** means the area governed by CCC.
32. **Sustainability** means meeting the needs of the present without compromising the needs of future generations.
33. **Single-use** includes plastic shopping bags, plastic cups, straws, plastic packaging, anything that's intended only to be used once and then sent to landfill.
34. **Plastic-free** refers to the provision of non-plastic or alternative items by vendors and event organisers to the public at events. It includes the elimination of single-use, non-compostable food ware (coffee cups/lids, straws containers, bags, utensils and water bottles etc.) and the use of other problematic litter items such as helium balloons.

## **BREACHES**

35. Suspected breaches or misuse of this policy are to be reported to the Chief Executive Officer.
36. Alleged breaches of this policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

## **REVIEW**

37. This Policy will be reviewed every three years.

## **HARMONISED POLICY DOCUMENTS**

38. Wyong Shire Council Policy for Sustainable Event Management (Policy No: WSC055)
39. Gosford City Council Sustainable Event Management Policy

## **RELATED RESOURCES**

1. Legislation:
  - (a)
2. Associated Documents:
  - (a)



## **PLASTIC FREE EVENT GUIDELINES**

September 2019

## PURPOSE

The Council Plastic-Free<sup>1</sup> Event Guidelines have been produced to encourage waste reduction and maximise resource recovery and recycling opportunities at public place events held in the Central Coast Council (CCC) Local Government Area (LGA) as well as preserving public health and amenity of the surrounding environment. To encourage and educate event organisers and stallholders on running plastic free events held in the CCC LGA and to deliver and approve events that provide a balanced approach to economic activity, environmental responsibility and community development.

This document was developed to provide a framework for best practice plastic free event strategies to support events held by CCC and the community on and in CCC public managed land or buildings and fulfil community expectations. These guidelines also apply to any events funded through CCC grant and sponsorship programs.

With global, national and community attention now focused on single-use plastics and their consequences, this guide enables councils to take a leadership role and respond to community expectations by providing some practical solutions to single use plastics in the away-from-home situation. It is practical and easily adopted for events.

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<sup>1</sup> \*Plastic-free refers to the provision of non-plastic or alternative items by vendors and event organisers to the public at events. It includes the elimination of single-use, non-compostable food ware (coffee cups/lids, straws containers, bags, utensils and water bottles etc.) and the use of other problematic litter items such as helium balloons.

## **THE PROBLEM WITH PLASTICS AT EVENTS**

**PLASTIC POLLUTION GENERATED FROM PUBLIC EVENTS** can be a major cause of environmental degradation, species decline and potential human health impacts.

**PLASTIC LITTER IS AN EYESORE** and contaminates our open and public places, negating the positive experience of these events.

**SINGLE-USE, DISPOSABLE PLASTICS** are a waste of resources and do not align with the values of sustainable events.

**PLASTICS DERIVED FROM NON-RENEWABLE SOURCES** such as fossil fuels contribute to greenhouse gas emissions, and event organisers have a responsibility to protect our environment.

**PLASTICS PERSIST IN LANDFILL AND THE ENVIRONMENT** and pose a problem for future generations, and event organisers have a responsibility to reduce the amount of waste generated.

# PLASTIC FREE EVENT PRINCIPLES

## GUIDELINES IN PRACTICE

**AS A FIRST STEP**, focus on eliminating the six single-use plastic items that are most often littered and found in the waste stream. These are water bottles, coffee cups and lids, straws, food ware (cups, plates, cutlery etc.), takeaway containers, and plastic bags.

**DO NOT ALLOW** the release of helium-filled balloons. A practical way to avoid them would be to prohibit their use and recommend alternative decorative items or commemorative activities.

**ALL FOOD AND DRINK VENDORS** should be required to provide only reusable or 100% compostable food ware (cutlery, plates, containers, cups etc) to the public.

**INCLUDE SPECIFIC** requirements in any contracts or arrangements with vendors.

Vendors should be informed of policies and why they have been adopted. This should also apply to franchise vendors. Compostable food ware should meet either the AS 4736 (commercial compost standard) or the AS 5810 (home compost standard). These are Australian Standards recommended by the Australian

Packaging Covenant (APCO). Products are readily available from suppliers.

**PROVIDE ADEQUATE**, clearly signed water bubblers or portable water stations and encourage the use of refillable water bottles. These can avoid plastic water bottles being used. Consider accessibility by children and those with mobility aids.

**CONSIDER USING** refillable drinkware, where possible. A refillable system for alcohol and soft drinks involves the public purchasing (or providing a deposit) and keeping a cup for the event. No drinks can be served without a refillable cup. These can be replaced each time if desired. Refillable containers could be branded and used repeatedly at council events.

**WHERE REFILLABLES** are not provided, events should provide drinks in either aluminium cans, glass bottles or certified compostable containers (subject to local regulations for container use at events).

**PROMOTE THE EVENT** as plastic-free. Educate staff, volunteers, vendors and suppliers about the plastic-free agenda.

**PROMOTIONAL MATERIALS** provided by event organisers, vendors, performers etc. should be reusable, recyclable or compostable for consistency.

**A COLLECTION SERVICE** for beverage containers should be provided if a container refund scheme is available. We suggest Council arrange for a local not-for-profit group to receive the refund.

**ARRANGE FOR WASTE COLLECTORS** to transport waste to appropriate facilities. Note that in some regions, where a commercial composter is not available, it will not be possible to compost. It is still advisable to follow a plastic free practice as this demonstrates a commitment to reducing plastic

pollution in the environment if the event generates litter. This also prepares stallholders and the public for when established in future.

**EVENT ORGANISERS** should ensure their office and back of house practices meet the above requirements and avoid the use of single-use plastics to the best of their ability. This should include any on-site facilities (ie. toilets) or crowd controls (ie. plastic film to cover fencing).

**WE RECOMMEND THE ENGAGEMENT** of an on-site Waste Manager, particularly for larger events or where litter and waste management may be challenging.

**MATERIAL COLLECTION STATIONS** should focus on a three-bin system for compost, recycling and waste, subject to composting services being available.

**CLEAR SIGNAGE IS ESSENTIAL**, pictures are most useful. To ensure correct use it is advisable to place volunteers at bin stations to show the correct usage and ensure effective and timely collection of full bins.

**DATA COLLECTION IS ESSENTIAL** to monitor performance and improve services. It is recommended that data is kept on quantities of materials sent for recycling, composting and waste. Your waste collectors should be able to provide this data. Monitoring compliance by vendors is important too. Surveys of public understanding will improve collection services, signage and public education programs.



## QUICK GUIDE

### SEVEN STEPS TO A PLASTIC-FREE EVENT:

1. Advertise and promote the event as plastic-free and BYO water bottles.
2. Require all vendors to supply only reusable or 100% compostable foodware (Australian standard or equivalent) to their customers at the event (plates, cups, utensils, containers etc.). Do not allow helium balloons to be used or released.
3. Provide a water station or water refill points on site for refillable bottles. Do not allow plastic drink bottles to be used or sold. Only allow aluminium cans or glass bottles to be sold.
4. Provide recycling, composting (where applicable) and waste stations on site for all attendees and stall holders.
5. Good and clear signage is essential. Ideally provide bin monitors to explain how the system works.
6. Arrange for your waste services to transport collected materials to appropriate facilities and provide waste data.
7. Review data and management arrangements on the plastic free outcomes and set new improved requirements for future events.

**Note:** BioCups and Plant Based Cups are not able to be recycled within our waste facilities. Paper based products are a preferred option.

# GUIDE TO ELIMINATING SINGLE-USE PLASTIC FOR FOOD VENDORS

This guide is to assist event vendors selling food and drink items looking to transition away from single-use plastic. Alternatives are given to common single-use plastic items; water bottles, foodware (cutlery, cups, plates etc.), straws, coffee cups/lids, takeaway containers and plastic bags. We also encourage you to look at any other plastic you're using, for e.g. consider offering reusable bottles for sauce rather than individual sachets.

It is always better to choose **REUSABLE** alternatives wherever possible. Of course this is not always feasible, so we recommend using 100% certified compostable products (certified to Australian Standards) for takeaway where needed.

When sourcing products, be wary of those labelled only as 'biodegradable' or 'degradable'. This does **NOT** mean the same thing as compostable, and may be a plastic product.

Biodegradable products are not accepted for recycling in the yellow lid recycle bin or for composting in the green lid garden bin on the Central Coast. They need to be disposed of in the red lid general waste bin where they will be sent to landfill.

Ensure the product you're purchasing is 100% compostable. Where possible, try to choose natural products such as paper, bagasse, cardboard, wood, palm or bamboo, as these options compost more readily than bioplastics.

## Water Bottles

- **Reusable Options**  
Provide a water station for people to re-fill reusable bottle.
- **Disposable Options**  
Provide a water station with bubbler options for people who do not bring a reusable bottle.

## Coffee Cups and Lids

- **Reusable Options**  
Accept customers with BYO cups and consider offering a discount for this.
- **Disposable Options**  
Look for paper cups with 100% compostable lining (check lining is not traditional plastic or wax). Similarly, lids should be made from compostable material such as bagasse (preferred) or PLA/CPLA. Ensure lid is not PS (polystyrene) - these lids will have 'PS' and the number '6' on them - avoid! Lids are not accepted for recycling in the yellow lid recycle bin or for composting in the green lid garden bin on the Central Coast. They need to be disposed of in the red lid general waste bin where they will be sent to landfill.

## Straws

- Remove all plastic straw options from events. If straw is requested, provide paper or wheat straws alternatives. Put up signage saying that you are reducing straws to. Note that disposable straws vary in quality - if you find one brand unsuitable, it is worth trying another. Avoid oxo-degradable/ biodegradable straws, these are plastic.

## Foodware (plates, cups and cutlery)

- **Reusable Options**

If possible, use washable reusable items such as stainless steel cutlery and ceramic plates. The market/event may provide a wash up station.

- **Disposable Options**

Preference wooden/ paper/ cane or other 100% compostable items that meet home compost standard. Products made from bagasse are a good option as they are strong and leak-proof. For cold cups, paper is preferred. If lined ensure, all lining is 100% compostable. For cutlery, bamboo/ wood is the best option. Be wary of the label 'biodegradable'; ensure they are also labelled as compostable. Try to source sustainable products if possible. Cardboard takeaway packaging can be recycled (if clean from food scraps – oil is accepted) they need to be disposed of in the yellow lid recycle bin.

## Takeaway Containers

- **Reusable Options**

Have a collection of containers and allow customers to borrow and bring back (for markets).

- **Disposable Options**

Re-think how much packaging you need to use - can you use a paper bag or napkin instead? Provide wooden/paper/cane or other 100% compostable containers that meet home compost standard. Be wary of the label 'biodegradable', ensure they are also labelled as compostable. Try to source sustainable products if possible.

## Plastic bags

- **Reusable Options**

Don't provide plastic bags; instead sell reusable cloth bags (these can be branded).

- **Disposable Options**

Ask if customers really need a bag, many will have their own bag they can use. If a takeaway option is needed, provide sustainably sourced paper bags (can be branded) or recycled cardboard box.

# MANDATORY CONDITIONS

To be acknowledged by the event organiser and stallholder:

## Waste and Environment

1. CCC encourages all stallholders to minimise the environmental impact of their stalls and to implement strategies to improve the environment. Please use recyclable materials where at all possible.
2. Any product sold or distributed must be reusable, comprised of paper based or recyclable material.
3. Plastic bags, balloons and single use plastic straws and bottles are prohibited at all Council events.
4. Any food, liquid waste or rubbish of any description must be removed from the site by the Stallholder and leave the area clean and tidy at the conclusion of trading.
5. Stall infrastructure is not permitted to be attached to trees or other native flora/fauna.
6. Stall holders must not use Public Bins to dispose of commercial rubbish.
7. A phase out -period from 1 October 2019 to 31 March 2020 will take place in the use of single-use plastics at all Council run and sponsored events.
8. Council will ban single-use plastics at all Council run events, or events sponsored by Council from the 1 April 2020.
9. Events held after this date will be required to adhere to a Plastic Free Events Guide as a condition of being approved.
10. Any stall holder and/or that is found to be non-compliant, will have the opportunity to be inspected and make adjustments that are deemed to be compliant.
11. If stall holder and / or event do not comply, CCC will request a complete shutdown of the stall / event.
12. No compensation for loss of business, stock purchased or any other financial liability suffered by the stallholder will be made by CCC in this instance.

## ADDITIONAL RESOURCES

We would like to thank and acknowledge The Boomerang Alliance. The Plastic Free Places program works in communities to directly reduce single-use plastic items, and to empower the community to make lasting changes towards a circular economy. The program is a partnership between Boomerang Alliance and the Australian Packaging Covenant (APCO). Resources to accompany these guidelines can be found on the Plastic Free Places website.



# Sustainable Events



Events and festivals, both large and small, can be the lifeblood of our community; bringing people together to celebrate and enjoy experiences that reflect our creative, cultural and sporting life. They foster community pride, encourage personal interaction and engagement and help develop a positive community identity.



Central Coast Council (CCC) has long recognised the benefits that events can provide the community and the region's economy.

CCC is committed to sustainability, we seek to meet our needs and aspirations without compromising the ability of future generations to meet theirs. CCC is also dedicated to ensuring we better manage our environment, and strive to meet community expectations by assisting events to operate in a sustainable manner.



# What can you do?

All aspects of your event can provide opportunities to make environmental and cost savings; particularly the areas of water, energy, waste, transport and purchasing.

Take pride in your efforts and use every opportunity to inform your patrons and the wider community of your commitment to sustainability.

Your event can be a powerful tool to build community awareness around sustainability issues, so think beyond your current event. You have the potential to access large audiences and positive sustainability messages may be spread via your interactions, assisting us all to build more environmentally sustainable and connected communities.

Here are some ideas to get started, but remember!

**It's not all or nothing!**

It may not be possible to do everything. Start with a single initiative and work from there.

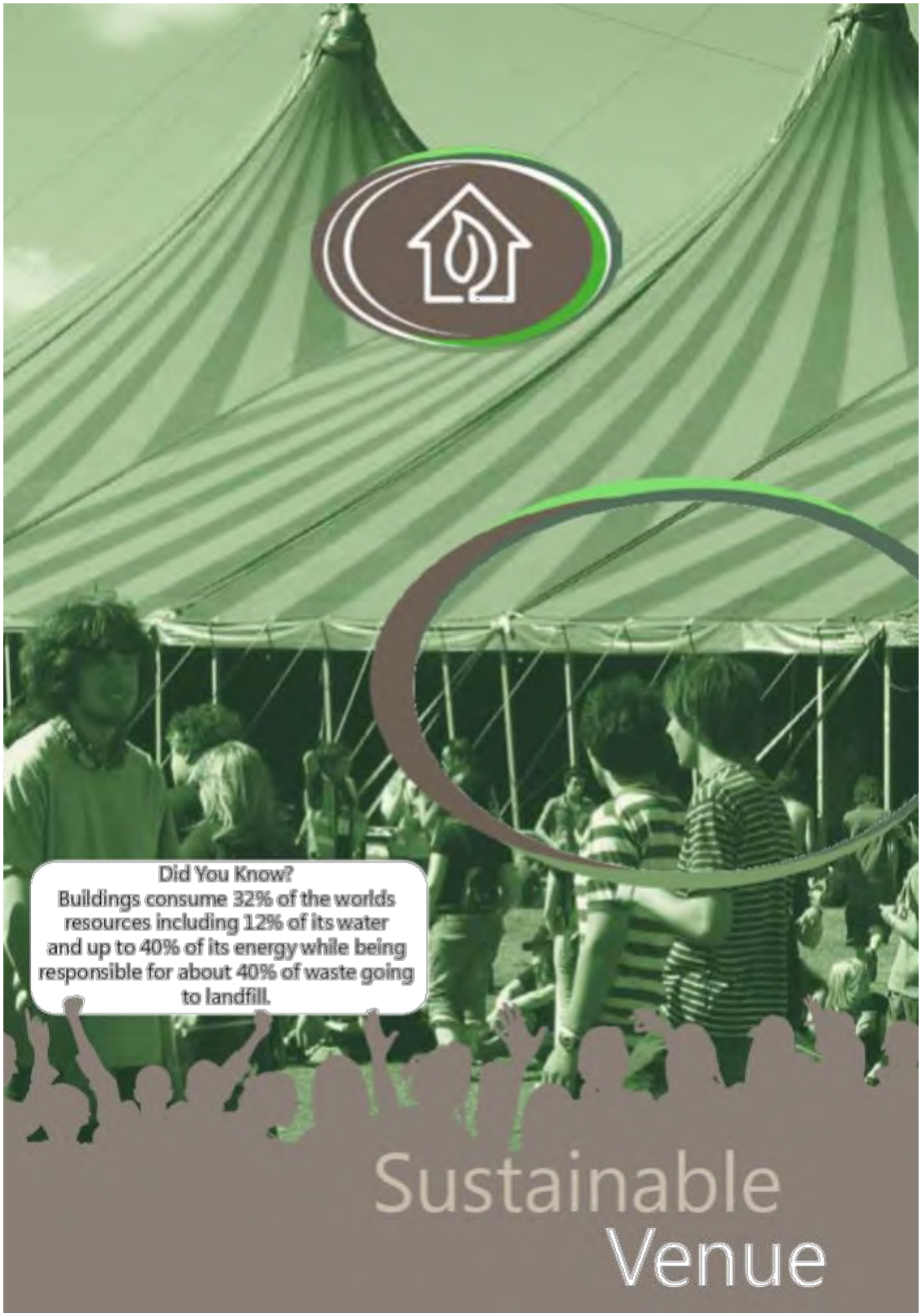
**Did You Know?**  
Developed countries represent 25% of the global population but use 80% of its resources and produce 75% of its waste.

**If you don't measure, you can't manage!**

To better understand your sustainable opportunities, start by reviewing your event to see where resources are being used and where waste is being generated.

**Did You Know?**  
80 million plastic bags end up as litter in Australia annually and seven billion cigarette butts end up in Australian waterways, streets and parklands each year.





**Did You Know?**  
Buildings consume 32% of the worlds resources including 12% of its water and up to 40% of its energy while being responsible for about 40% of waste going to landfill.

Sustainable  
Venue





# Venue

A good place to start your sustainable event planning is by analysing your venue options.



## Tips

- Choose a venue that is close to public transport opportunities.
- Ensure your venue's capacity reflects the number of expected participants.
- Request rooms with natural ventilation and natural lighting.
- Run events during the day to reduce energy use from lighting and heating.
- Consider your venue's suitability for your anticipated demographic.



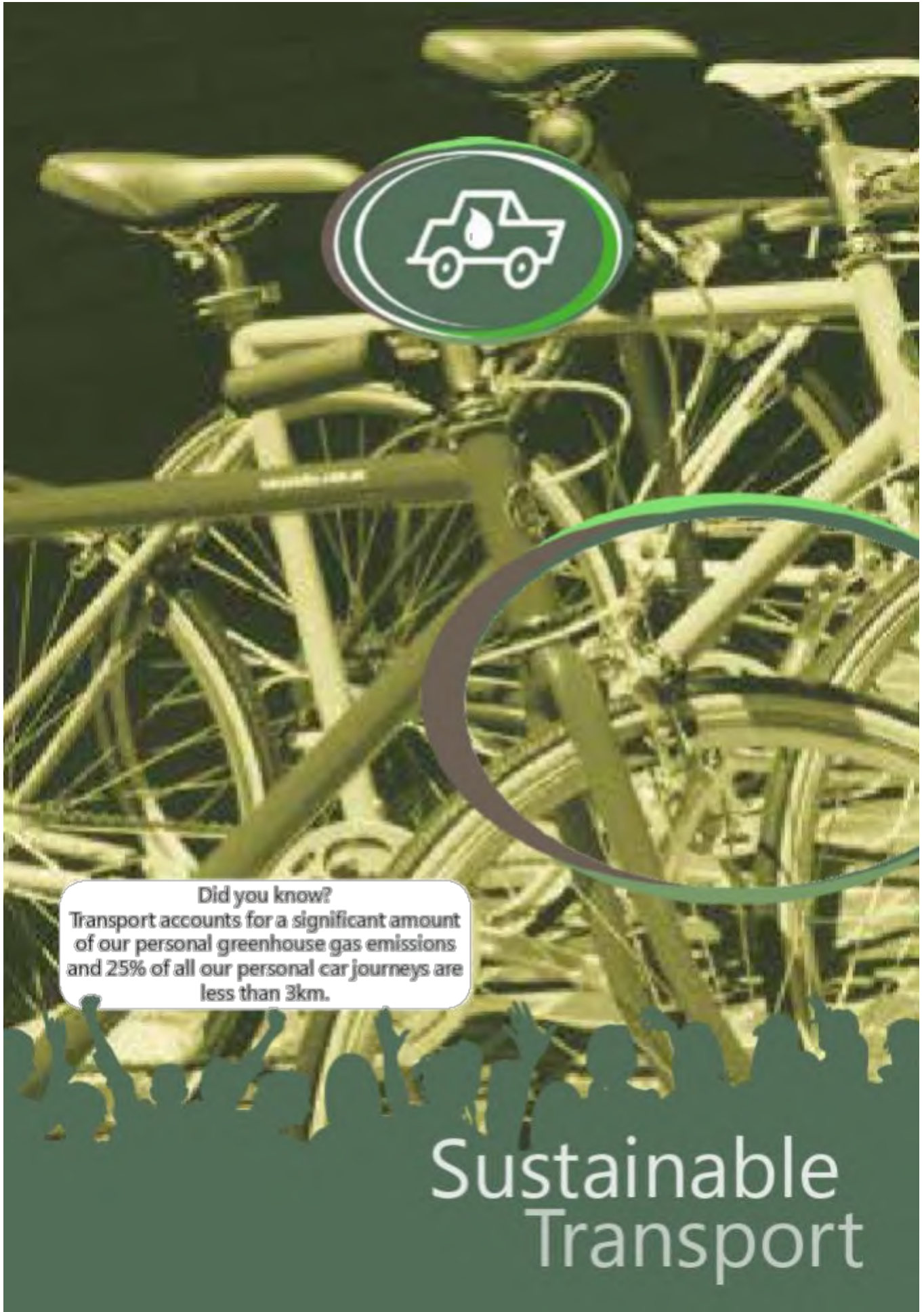
## Try

- Prioritise venues with accredited green power and/or green star accreditation for construction and building requirements.



## Tools

- Speak to Customer Contact on (02) 4350 5555 for availability of Central Coast Council halls, parks and reserves.
- Develop a partnership with commercial venues that can supply mutual long term benefits to all involved.



**Did you know?**  
Transport accounts for a significant amount of our personal greenhouse gas emissions and 25% of all our personal car journeys are less than 3km.

# Sustainable Transport

# Transport



Because you'll be encouraging people to attend your event, consider in advance how they may arrive.

## Tips

- Actively promote the use of public transport by providing directions and appropriate train and bus timetables in your promotional material.
- Set up a car pool or organise a bus service for your event.
- The lowest emission transport is human power. If your event is close to its target audience, encourage attendees to walk or bike to the event.
- Offer a special prize for those who walked, rode a bike or arrived by public transport.
- Source contractors located close to the event venue.

## Try

- Consider a carbon offset scheme (paying a fee calculated on the amount of carbon you will use) on those who arrive by private vehicle. There are companies operating in Australia where you can offset your emissions. Try and chose companies that offset your emissions by investing in local renewable energy.

## Tools

- For public transport options visit [transportnsw.info](http://transportnsw.info) or call 131 500.
- For a map of shared pathways Check out [wyong.nsw.gov.au/discover-wyong-shire/cycleways-and-footpath](http://wyong.nsw.gov.au/discover-wyong-shire/cycleways-and-footpath) and [gosford.nsw.gov.au/arts-culture-and-recreation/leisure-venues/pedestrian-and-cycleways](http://gosford.nsw.gov.au/arts-culture-and-recreation/leisure-venues/pedestrian-and-cycleways)



**Did you know?**  
The average waste generated by each person in Australia is 400kg per year.

NSW residents throw away more than \$2.5 billion worth of edible food every year.

# Sustainable Waste

# Waste

Aim to minimise your waste production at every stage of your event. A good place to start is to implement a waste reduction policy that:

Reduces waste  
Reuses waste wherever possible  
Recycles waste when it cannot be reduced or reused



## Tips

## Try

## Tools

- Make informed purchasing decisions – research and prioritise suppliers and equipment that support the use of recycled materials or has recycling potential.
- Monitor expected attendance numbers to ensure the supply of bins is adequate.
- Supply enough bins, both recycling and general waste, and supply relevant information at the waste collection point for patrons to make an informed decision on where their waste should go.
- Encourage composting of organic materials, particularly from food providers.
- Ensure all food sold at the event is supplied in compostable or biodegradable packaging.
- Request all stallholders to provide an alternative to plastic bags for patrons.
- Remind your patrons and participants to dispose of their waste and recyclables correctly during your event by providing announcements, posters and volunteers at waste stations.
- Contact CCC Waste Education Officer on (02) 4350 5555 for further information regarding the supply of bins.



**Did you know?**  
97% of the planet's water is undrinkable salt water, 2% is trapped in ice caps and glaciers; only 0.003% of all the earth's water is available as fresh water.

# Sustainable Power & Water

# Power & Water



Water is our most precious resource, so aim for best practice in your water management.

Reducing your energy consumption will have a positive effect on our environment and save you money.

- Investigate the use of composting toilets or low flush conventional systems.
- Use low flow showerheads if applicable.
- Use products that are low in salts and phosphates.
- Ensure the use of non-toxic, low impact cleaning products at the venue or with cleaning contractors.
- Investigate ways to encourage patrons to refill containers for drinking water, and dissuade the provision of bottled water.
- If using generators, choose a biodiesel fuel.
- Appoint someone to be responsible for ensuring unnecessary lighting and power is turned off and all equipment is turned off at the switch when not in use.
- Utilise your event as a platform to promote best practice water and energy use by encouraging local utilities, authorities and suppliers to attend with displays or workshops.
- Source your own biodiesel if your hire company cannot supply.

**Did you know?**  
Paper makes up more than 50% of office waste. Save water and trees - It takes 1L of water to make 3 sheets of A4 paper.

Daily worldwide sales figures of pens exceed 14 million: A plastic pen in landfill will still be there in 50,000 years.



# Sustainable Equipment & Operations



# Equipment & Operations

What you choose to use, and how you manage your event will provide many opportunities for creative thinking and sustainable choices.



Tips

Try

Tools

- Reuse printed signage annually.
- Where printing is unavoidable try using recycled paper, vegetable inks and double sided printing.
- Encourage your caterer or food stalls to use fresh, local and in season organic food or food that is fair trade.
- Use informative signage throughout your event to assist with broader education on environmental issues. Catchy phrases help people remember messages.
- Use recycled items for decorations.
- Consider your meeting schedule before the event, limit meetings and use locations central to participants.
- Ensure the reduction of printed material where possible by using technology to communicate.
- Do not permit the use, sale or distribution of balloons at your event.
- Incorporate a design competition within your event for the best recycled decoration or installation. You will not only assist with the promotion of your event, but save money and labour too.
- Use foodware that is reuseable or biodegradable.
- Properly informed staff, volunteers and patrons will achieve the best outcomes in sustainability. Use every opportunity to remind and encourage all involved and in attendance to be aware of your initiatives.

# Your Future

The long term sustainability of your event depends on more than just environmental considerations. Financial security and a sustainable organisational structure really do matter.



## Tips

## Try

## Tools

- Remember that large, popular events take time to nurture. Consider the crawl, walk, run philosophy when planning your event's growth.
- Develop a financial plan that reflects realistic growth and attendance numbers.
- Investigate all opportunities for income generation.
- Actively seek sponsorships and partnerships to limit your reliance on grants.
- Incorporate a democratic decision making structure in your management and be proactive in attracting people to assist with your event.
- Respect different opinions, ideologies and cultures and embrace the opportunities diversity of thought presents.
- Actively acknowledge the efforts of all contributors to, and supporters of your event.
- Develop relationships and partnerships with other events or groups with a similar focus and share resources where possible.
- Give strong consideration to your events theme, image and focus. Incorporating singular and innovative ideas into your marketing and promotion will help distinguish you from other events and potentially provide better opportunities for attendance and support.
- Contact CCC Grants Officer at [Community.Grants@centralcoast.nsw.gov.au](mailto:Community.Grants@centralcoast.nsw.gov.au) for information on funding opportunities.

# Further Information

While two thirds of all people on earth use less than 60 litres of water a day, the average Australian uses more than twice that amount during a shower.

[centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au)

[epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/waste-wise-events](http://epa.nsw.gov.au/your-environment/recycling-and-reuse/business-government-recycling/waste-wise-events)

[www.kab.org.au](http://www.kab.org.au)

[www.landcareaustralia.com.au](http://www.landcareaustralia.com.au)

[www.cleanup.org.au/au](http://www.cleanup.org.au/au)

[www.environment.nsw.gov.au/sustainingourevironment.htm](http://www.environment.nsw.gov.au/sustainingourevironment.htm)

[www.lovefoodhatewaste.nsw.gov.au](http://www.lovefoodhatewaste.nsw.gov.au)

[www.goodguide.com](http://www.goodguide.com)



The average household throws away almost 13,000 pieces of paper each year. Most is packaging and junk mail. A tonne of recycled paper saves 13 trees, 2.5 barrels of oil, 31,780L of water, 4 tonnes CO<sup>2</sup> and 4m<sup>3</sup> of landfill.



Central Coast Council

Phone: 1300 463 954

[centralcoastcouncil.nsw.gov.au](http://centralcoastcouncil.nsw.gov.au)

[ask@centralcoastcouncil.nsw.gov.au](mailto:ask@centralcoastcouncil.nsw.gov.au)

2 Hely St, Wyong NSW 2259

49 Mann St, Gosford NSW 2250

PO Box 20 Wyong PO Box 21 Gosford

March 2018



**Item No:** 3.8  
**Title:** Road Naming Proposal North Shelly Beach  
Accessway  
**Department:** Information Management and Technology

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13662949

Author: Roslyn Young, Section Manager, Spatial & Land Information Services

Manager: Sharon Gawne, Unit Manager, Digital Information Services

Executive: Peter Auhl, Chief Information Officer

### **Report Purpose**

Central Coast Council to name an accessway through Reserves R82272 and R73287 to northern entrance of Shelly Beach.

### **Summary**

Request was received from a member of the public to name an accessway to northern end of Shelly Beach. Access is gained through Crown Reserves R82272 and R73287 which are managed by Council.

### **Recommendation**

- 1 That Council resolve to support the naming of the accessway to north Shelly Beach through Crown Reserves R82272 and R73287.**
- 2 That Council notify all affected owners and seek community feedback on the proposed road name.**
- 3 That Council formally submit the road naming proposal to the Geographical Names Board for approval and gazettal following finalisation of Recommendation 2.**

### **Financial Impact**

### **Context**

Road naming is legislated under the Roads Act 1993 and Roads Regulation 2018. These Acts empower the authority in charge of the road with the rights to name it.

Council is responsible for naming/re-naming and the gazettal of road names of the following road class:

### **3.8 Road Naming Proposal North Shelly Beach Accessway (contd)**

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- Regional and Local Roads
- Roads over rail bridges on Regional and Local Roads
- Private Roads/Crown Roads
- Right of ways/easements (those intended as roads)

The NSW Addressing User Manual outlines the Geographical Names Board (GNB) policy, principles, process and procedures for addressing and road naming in New South Wales.

This manual is related to the following policies and standards; Australian/New Zealand Standard 4819:2011 - Rural and Urban Addressing; NSW Address Policy; NSW Retrospective Address Policy.

A request from the public has been received to name the northern accessway to enable emergency services to easily locate the carpark at northern end of Shelly Beach. An incident has occurred where an ambulance was required.

The accessway traverses through Crown Reserves 82272 and 73287, which are administered by Central Coast Council.

The reserves are comprised of:

Lot 7316 DP 1153490 – 115 Swadling Street Toowoan Bay  
Lot 7317 DP1153490 – 115 Swadling Street Toowoan Bay  
Lot 7318 DP1153490 – 115 Swadling Street Toowoan Bay  
Lot 275 DP755263 - 89CR Oaks Avenue Toowoan Bay,

#### **Current Status**

The accessway is currently unnamed. When an incident occurs, and emergency services are contacted, the caller is required to describe the incident location including street name and closest cross street i.e. "North Shelly Beach Carpark, Oakes Avenue, closest cross street Swadling Street". The description given could be misleading and ambulance potentially sent to the incorrect carpark. Naming the accessway would reduce ambiguity and enable quicker identification and dispatch to the site.

#### **Consultation**

The Geographical Names Board requires council to seek agreement from all owners of the land. A letter was forwarded to the Crown Lands, NSW Department of Industries asking for their comment on the naming of the accessway.

Their comments are as follows:

### **3.8 Road Naming Proposal North Shelly Beach Accessway (contd)**

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*It's noted that Central Coast Council is the appointed Crown Land Manager for the Reserve in which the access way and car park are located.*

*The Department of Industry - Crown Lands on behalf of the Minister administering the Crown Land Management Act 2016 raises no objections in principle to Council naming the access way which is considered to be a reserve improvement under the care, control and management of Council.*

#### **Options**

Option 1 – Approve the submission of a road name for accessway to GNB.

Option 2 – Do nothing, addressing anomalies will remain and not meet the Australian/New Zealand Standard 4819:2011 - Rural and Urban Addressing and NSW Addressing Policy.

#### **Financial Impact**

The recommendation does not impact on Council's financial position.

#### **Link to Community Strategic Plan**

Theme 1: Belonging

Theme 4: Responsible

#### **Goal B: Creativity connection and local identity**

B-A1: Work within our communities to connect people, build capacity and create local solutions and initiatives.

#### **Goal B: Creativity connection and local identity**

B-A4: Enhance community safety within neighbourhoods, public spaces and places.

#### **Goal G: Good governance and great partnerships**

R-G4: Serve the community by providing great customer experience, value for money and quality services.

#### **Risk Management**

Naming of the road enables Emergency Services to readily locate the road access to North Shelly Beach should an incident occur.

**Critical Dates or Timeframes**

The process for naming of the road should be completed before the start of the next summer swimming season.

**Attachments**

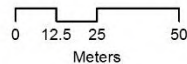
- 1 Map of Naming Proposal - North Shelly Beach Accessway D13662512





**Naming of access way on  
Crown Land through  
Reserves R82272 and R73287**

Date: 29/05/2019  
 Source: Central Coast Council  
 Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
 Pathway: Y:\MapRequests-Internal\KerrieWheeler\ShellyBeachAccessWayNaming\NamingAccessWay.mxd



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**Item No:** 4.1  
**Title:** Action Arising from Meeting Record of Mangrove Mountain and Spencer Advisory Committee held on 9 April 2019  
**Department:** Environment and Planning

---

8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13598502  
Author: Shann Mitchell, Senior Environmental Health Officer  
Manager: Brian Jones, Unit Manager, Environment and Compliance  
Executive: Scott Cox, Director Environment and Planning

### **Report Purpose**

The purpose of this report is to provide information on the minute item 502/19 that was resolved at the 11 June 2019 Council meeting.

### **Recommendation**

***That Council note the report on Action Arising from Meeting Record of Mangrove Mountain and Spencer Advisory Committee held on 9 April 2019.***

### **Background**

Council at its meeting held on 11 June 2019 resolved the following:

- 501/19 *That Council note the Meeting Record of the Mangrove Mountain and Spencer Advisory Committee held 9 April 2019 that is Attachment 1 to this report.*
  
- 502/19 *That the Chief Executive Officer consider the proactive release of the independent assessment report titled Technical Environment & Operational Review, Mangrove Mountain Landfill, Wisemans Ferry Road, Mangrove Mountain NSW dated 5 May 2017, following receipt of letter from the Environment Protection Authority. The report is to be placed on Council's website if proactively released.*

This report is answering Item 502/19.

Under the Government Information (Public Access) Act 2009 it is exclusively a matter for the Chief Executive Officer to determine whether information held by Council is to be proactively released.

**4.1 Action Arising from Meeting Record of Mangrove Mountain and Spencer Advisory Committee held on 9 April 2019 (contd)**

---

On 26 August 2019 and in accordance with the resolution of Council on 11 June 2019, the Chief Executive Officer considered this matter and decided not to proactively release the independent assessment report titled *“Technical Environment & Operational Review, Mangrove Mountain Landfill, Wisemans Ferry Road, Mangrove Mountain NSW”* dated 5 May 2017.

Accordingly, the document will not be proactively released at this time.

**Attachments**

*Nil.*



**Item No:** 4.2  
**Title:** Meeting Record of the Coastal Open Space System (COSS) Committee held on 1 August 2019  
**Department:** Environment and Planning

---

8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00099 - D13655374

Manager: Luke Sulkowski, Unit Manager, Natural and Environmental Assets

Executive: Scott Cox, Director Environment and Planning

### **Report Purpose**

To note the Meeting Record of the Coastal Open Space System (COSS) Committee held on 1 August 2019.

### **Recommendation**

***That Council note the Meeting Record of the Coastal Open Space System (COSS) Committee held on 1 August 2019 .***

### **Background**

The Coastal Open Space System (COSS) Committee held a meeting on 1 August 2019. The Meeting Record of that meeting is Attachment 1 to this report.

There are no actions recommended to Council therefore the Meeting Record is being reported for information only.

### **Link to Community Strategic Plan**

Theme 4: Responsible

### **Goal G: Good governance and great partnerships**

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

### **Attachments**

<b>1</b> Coastal Open Space System (COSS) Committee Meeting Record 1 August 2019	D13655384
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# Coastal Open Space System (COSS) Committee Meeting Record 1 August 2019



Location:	Gosford Administration Building Level 1 Committee Room 49 Mann Street, Gosford	
Date:	1 August 2019	
Time	Started at: 4.03pm	Closed at: 6.01pm
Chair	Mayor Jane Smith	
File Ref	F2018/00099	

**Present:**

Mayor Jane Smith, Councillor Jeff Sundstrom, John Andrews (arrived 4.28pm), Deb Holloman, Paul Links, Douglas Williamson, Barbara Wills, Gary Chestnut (non-voting)

**External Representatives present:**

Jonathan Eccles – Local Land Services (Greater Sydney)

**Council Staff present:**

Scott Cox – Director Environment and Planning (arrived 4.36pm, left 5.33pm), Luke Sulkowski – Unit Manager Natural and Environmental Assets, Rochelle Lawson – Senior Ecologist, Larry Melican – Section Manager Natural Assets and Biodiversity, Kelly Drover – Advisory Group Support Officer

---

**Item 1 Welcome, Apologies and Acknowledgement of Country**


---

Apologies received: Councillor Louise Greenaway, Councillor Chris Holstein, David Holland, Stephen Atkins – National Parks and Wildlife Services (Hunter Central Coast Branch), Joel Stibbard – Biodiversity Conservation Trust

The Chairperson, Mayor Jane Smith declared the meeting open and completed an Acknowledgement of Country and Connection to Land Statement.

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**Item 2 Disclosures of Interest**


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The Mayor called for any declarations of interest.

No disclosures were noted.

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**Item 3 Confirmation of Previous Meeting Record**


---

The Committee confirmed the Meeting Record from 29 May 2019.



The Committee reviewed the Action Log.

---

**Item 4 Update on review of Councils' 10 year road works program, road kill data and wildlife corridor mapping (Action Item 55)**

---

Rochelle Lawson provided the Committee with an update and presentation on Wildlife Corridor Hotspots and Mitigation Strategy.

Rochelle will enquire further as to what is happening on Carlton Road near the Grammar School in regard to the yellow bellied gliders and provide advice back to the committee via the Advisory Group Support Officer.

---

**Item 5 Nature Based Recreation in COSS lands (Action Item 61)**

---

Larry Melican provided the Committee with an overview and presentation on Nature Based Recreation.

The Committee discussed locations on the Central Coast for bush camping opportunities.

The Mayor noted the 27 May 2019 Council Resolution:

*407/19 That Council Reaffirm its commitment to the Coastal Open Space System (COSS) and the objective of protecting and improving biodiversity and environmental values of COSS lands and other land within the Central Coast LGA identified for the protection of biodiversity including:*

- i. other Council owned and managed natural reserves,*
- ii. other publically owned lands*
- iii. other privately owned lands identified for the protection of biodiversity.*

**Action:** A map showing NEA and shading of COSS land to be distributed to Committee Members.

---

**Item 6 Costs of acquisition of identified COSS lands (Action Item 63)**

---

Larry Melican provided the Committee with an update on the cost of acquisition of identified COSS lands. The range of costs and land sizes makes predicting cost an inaccurate science. Some significant variation between historical amounts makes it difficult to gain an average per hectare amount.

**Action:** The Committee to give consideration to any recommendations they may wish to make in regard to the acquisition of identified COSS lands.

---

**Item 7 COSS Walks (National Parks Association Group)**

---

National Parks Association Central Coast group have attended recent events including the Strom talk and have indicated their interest in being involved in the promotion of COSS including COSS walks.

**Action:** Mayor Smith to refer the National Parks Association to Natural and Environmental Assets staff to investigate the opportunity of collaborating to promote COSS walks.



---

**Item 8 Documenting the History of COSS**

---

Former Gosford Council Staff including Rod Williams, Nic Pasternatsky and former Mayor Robert Bell have indicated an interest in having the history of COSS documented.

Geoff Potter (Local History Librarian) may also be an appropriate person to be included in the consultation process.

**Action:** Mayor Smith to convene an initial meeting with Rod Williams, Nic Pasternatsky and Robert Bell, to discuss documenting the history of COSS.

**Action:** Following the meeting to discuss documenting the history of COSS, a request to be put to the Protection of the Environment Trust Management Committee seeking funds to be put towards this project.

---

**Item 9 Bushcare Volunteers**

---

A number of community members who attended the recent Strom talk expressed interest in joining a land care group.

**Action:** Mayor Smith to follow up with staff regarding coordinating an information session for interested community members on how they can get involved in a Bush care group.

---

**Item 10 Draft Biodiversity Strategy**

---

An Extraordinary meeting to be held for the COSS Committee to be presented with the Draft Biodiversity Strategy and to give Committee members the opportunity to provide feedback. Mayor noted concerns that the draft Strategy appears to replace references to COSS. There was some discussion about how COSS stands as a distinct program and strategy in its own right.

Committee Members will be advised once a date is confirmed for the extraordinary meeting.

**Action:** Advisory Group Support Officer to provide Committee Members with a copy of the Draft Biodiversity Strategy once the 26 August Business Paper is published.

---

**Item 11 Reflect on Progress in line with Terms of Reference and Action Plan**

---

The Committee reflected on their progress in line with the adopted Terms of Reference and Action Plan from the inaugural meeting held on 23 May 2018.

Responses are provided in Attachment 1.

**Item 12 Update from External Representatives**

---

Jonathan Eccles (Local Land Services (LLS) - Greater Sydney) provided an update on the ongoing issue of feral deer. New legislation should be passed through Parliament soon to move deer from a game animal to a pest animal. Jonathan advised of a joint program with the local Council in the Macarthur area that has proven quite successful which involves shooting deer. There are continuing discussions with Council staff and LLS staff regarding this issue.

There was a third sighting of a cane toad recently which garnered some media interest. It was noted that the third sighting was a one off. LLS are engaging with Matthew Greenless, a cane toad expert from Sydney University who specialises in cane toad surveillance.

The Mangrove Mountain Fair is on Saturday 19 October 2019 and could be a good opportunity to promote COSS (LLS has a stand next to Council).

**Item 13 General Business and Close**

---

- a) Luke Sulkowski provided an update on land acquisition. A number of letters have been sent to landowners however not a lot of response has been received at this stage.

**Action:** Mayor Smith to seek further clarification from Director Environment and Planning regarding Section 149 Certificates in relation to COSS land when considering planning proposals and development applications.

- b) In Stephen Atkins absence, Deb Holloman advised that the Bouddi National Park Draft Plan of Management is available for review and comment until 30<sup>th</sup> September 2019 (it was noted that the COSS extraordinary meeting should be held before this date)
- c) Luke Sulkowski advised the Flying Fox Management Strategy was adopted by Council recently and has received good community feedback.
- d) Luke Sulkowski advised that Council has resolved for the Landcare Program Strategy to go out on public exhibition (early August).

**Action:** Advisory Group Support Officer to provide Committee Members with link to the Landcare Program Strategy once it goes on public exhibition.

The meeting closed at 6.01pm

**Next Meeting:**           **Extraordinary Meeting**  
                                  **Tuesday 3 September 2019**  
                                  **1pm – 3pm**  
                                  **Central Coast Council Gosford Office**  
                                  **Level 1 Committee Room**



Coastal Open Space System (COSS) Committee  
Meeting Record Attachment One  
1 August 2019



<b>Responsibilities as per Terms of Reference</b>	<b>Response from Advisory Group</b>
<i>Providing advice and feedback to Council on the development and implementation of a revised COSS Strategy for the Central Coast including the review of the objectives</i>	In progress
<i>Championing biodiversity conservation outcomes with the broader community of the Central Coast</i>	<ul style="list-style-type: none"> <li>- There have been a number of activities that Council has undertaken including the recent Strom talk</li> <li>- A request to be put forward to the Protection of the Environment Trust Management Committee seeking funding towards documenting the history of COSS</li> <li>- Actively pursuing valuation and purchase of outstanding COSS land</li> </ul>
<i>Providing advice and feedback to Council on a revised COSS Assessment process</i>	Rochelle Lawson gave a presentation on the Overview of COSS at the 26 September 2018 meeting

<b>Action Plan identified at 25 July 2018</b>	<b>Response from Advisory Group</b>
<i>For September 2018 meeting</i> Biodiversity Offset Scheme	Update provided by Senior Ecologist at 26 August 2018 meeting.
<i>For September 2018 meeting</i> Biodiversity Stewardship Agreements Underway	Update provided by Senior Ecologist at 26 August 2018 meeting.
<i>For September 2018 meeting</i> COSS Status Report	Draft Coastal Open Space System Status Report discussed at the 26 August 2018 meeting and provided to all Committee Members.
<i>For September 2018 meeting</i> Overview of internal process for land acquisitions	Presentation provided by Senior Ecologist at 26 August 2018 meeting on the Environmental Land Acquisition Program.
<i>For November 2018 meeting</i> Biodiversity Corridor Mapping	Update provided by Natural and Environmental Assets team at the 29 November 2018 meeting on the Wildlife Corridor Mapping Project.
<i>For November 2018 meeting</i> Encroachment Management Policy	Update provided by Natural and Environmental Assets team at the 29 November 2018 meeting on the Natural Area Encroachment Policy.
<i>For January 2019 meeting</i> Land Acquisition Investment Plan	Update provided by Senior Ecologist at 30 January 2019 meeting on the Land Acquisition Investment Plan.
<i>For January 2019 meeting</i> Draft Offset Policy	Further development and consideration of a draft offset policy will be given following adoption of a final Biodiversity Strategy.
<i>For March 2019 meeting</i> Community Engagement Plan (on Biodiversity Strategy)	Presentation provided by Senior Ecologist at 30 January 2019 meeting

Coastal Open Space System (COSS) Committee  
Meeting Record Attachment One  
1 August 2019



**Future Agenda Items**

- Land Acquisitions (to be a standing item on agendas)
- Bush regeneration programs
- Fox management program
- Report on Crown Lands
- Biosecurity weeds officer to talk about priority weeds
- Bushcare groups in COSS lands
- Site visit and development of a guide
- Committee members to advise the Advisory Group Support Officer if they have any items they wish to be included on future agendas



**Item No:** 4.3  
**Title:** Meeting Record of the Gosford Foundation Trust Management Committee held on 6 August 2019  
**Department:** Connected Communities

---

8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00731 - D13653402

Manager: Phil Cantillon, Acting Director Connected Communities

Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

To note the Meeting Record of the Gosford Foundation Trust Management Committee held on 6 August 2019.

### **Recommendation**

***That Council note the Meeting Record of the Gosford Foundation Trust Management Committee held on 6 August 2019 .***

### **Background**

The Gosford Foundation Trust Management Committee held a meeting on 6 August 2019. The Meeting Record of that meeting is Attachment 1 to this report.

There are no actions recommended to Council therefore the Meeting Record is being reported for information only.

### **Link to Community Strategic Plan**

Theme 4: Responsible

### **Goal G: Good governance and great partnerships**

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

### **Attachments**

<b>1</b> Gosford Foundation Trust Management Committee Meeting Record - 6 August 2019	D13644247
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# Gosford Foundation Trust Management Committee Meeting Record 6 August 2019



Location:	Central Coast Council Gosford Office Level 1 Committee Room 49 Mann Street, Gosford	
Date:	6 August 2019	
Time	Started at: 4.10pm	Closed at: 4.42pm
Chair	Mayor Jane Smith	
File Ref	F2018/00731	

**Present:**

Mayor Jane Smith, Gary Murphy – Chief Executive Officer, Clive Blunt, Barbara Wills,

**Staff present:**

Phil Cantillon – Unit Manager Leisure and Lifestyle, James Taylor – Section Manager Governance (on behalf of Shane Sullivan – Unit Manager Governance and Business Services), Christine Jarvis – Assistant Property Development Manager, Kelly Drover – Advisory Group Support Officer

---

**Item 1 Welcome, Apologies and Acknowledgement of Country**


---

Apologies received: Shane Sullivan – Unit Manager Governance and Business Services

The Chairperson, Mayor Jane Smith, declared the meeting open and completed an Acknowledgement of Country and Connection to Land statement.

---

**Item 2 Disclosure of Interest**


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The Mayor called for any declarations of interest.

No disclosures received.

---

**Item 3 Confirmation of Previous Meeting Record**


---

The Committee confirmed the Meeting Record from 26 March 2019.

The Committee discussed the Action Log.

Gosford Foundation Trust Management Committee Meeting Record  
6 August 2019



In regard to Action Item 2 – Terms of Reference, the Committee agreed to defer this item for a future meeting, to be determined by the Director Governance once Council has received the legal advice on the Trusts.

In regard to Action Item 12 – Site specific donor recognition, clarification to be sought with Shane Sullivan whether this item refers to the donation of furniture and recognition to be given to donors.

---

#### **Item 4                    12 Month Action Plan (Action 18)**

---

The Committee reviewed the objectives of the Trust in the Trust Deed and discussed what the focus is for the next 12 months.

- Donations that have potential to generate funds back to the Trust
- Opportunity to obtain donations for RPAC / Library
- Donations of artwork to the Gallery
- Public Art

The Committee agreed the objective for the next 12 months is to focus on seeking donations for the above mentioned priorities.

When the Mayor attends openings at the Gallery this would also be an opportunity to seek donations for the Gosford Foundation Trust.

**Action:** Advice to be sought from the Communications team as to an appropriate budget and a strategy for promoting donations to the Trust.

---

#### **Item 5                    Promotion of the Trusts**

---

The Committee discussed the information provided by Shane Sullivan on Philanthropy Australia and agreed that it is not a suitable option for the Trust at this stage.

The Committee reviewed fact sheet on Council's website for donating to the Trusts.

**Action:** The Committee to give future consideration to streamlining the online FAQ and donation process.

---

#### **Item 6                    Finance Report (Standing Agenda item)**

---

The Committee discussed the Finance Report for the Gosford Foundation Trust. It was noted that no donations had been received in the last 12 months.

Noted that donating to the Trust was not an easy process and required a number of steps. Committee requested that Council provide a mechanism to donate to the Trust via Council's website.

**Action:** The Unit Manager Governance and Business Services to give consideration to streamlining the online FAQ and donation process.

Gosford Foundation Trust Management Committee Meeting Record  
6 August 2019



**Item 7                    General Business and Close**

---

Phil Cantillon advised the Koi Sculpture at the Gosford Art Gallery had been separated into 3 separate sculptures.

**Action:** Phil Cantillon to provide images at the next meeting of the separated Koi sculptures.

The meeting closed at 4.42pm

**Next Meeting:            Tuesday 5 November 2019**  
**4pm – 5pm**  
**Central Coast Council Gosford Office**  
**Level 1 Committee Room**



**Item No:** 4.4  
**Title:** Meeting Record of the Protection of the Environment Trust (PoET) Management Committee held on 6 August 2019  
**Department:** Governance

---

8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00732 - D13655426

Manager: Shane Sullivan, Unit Manager, Governance and Business Services

Executive: Liz Develin, Director Governance

### **Report Purpose**

To note the Meeting Record of the Protection of the Environment Trust (PoET) Management Committee held on 6 August 2019.

### **Recommendation**

***That Council note the Meeting Record of the Protection of the Environment Trust (PoET) Management Committee held on 6 August 2019 .***

### **Background**

The Protection of the Environment Trust (PoET) Management Committee held a meeting on 6 August 2019. The Meeting Record of that meeting is Attachment 1 to this report.

There are no actions recommended to Council therefore the Meeting Record is being reported for information only.

### **Link to Community Strategic Plan**

Theme 4: Responsible

### **Goal G: Good governance and great partnerships**

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

### **Attachments**

- |          |  |           |
|----------|--|-----------|
| <b>1</b> | Protection of the Environment Trust (PoET) Management Committee Meeting Record - 6 August 2019 | D13655420 |
|----------|--|-----------|

# Protection of the Environment Trust (PoET) Management Committee Meeting Record 6 August 2019



Location:	Central Coast Council Gosford Office Level 1 Committee Room 49 Mann Street, Gosford	
Date:	6 August 2019	
Time	Started at: 3.02pm	Closed at: 4.08pm
Chair	Mayor Jane Smith	
File Ref	F2018/00732	

**Present:**

Mayor Jane Smith, Gary Murphy, Joy Cooper, Barbara Wills, Gary Chestnut

**Staff present:**

James Taylor – On behalf of Shane Sullivan - Unit Manager Governance and Business Services, Luke Sulkowski – Unit Manager Natural and Environmental Assets, Christine Jarvis – Assistant Property Development Manager, Kelly Drover – Advisory Group Support Officer

---

**Item 1 Welcome, Apologies and Acknowledgement of Country**


---

Apologies received: Shane Sullivan

The Chairperson, Mayor Jane Smith, declared the meeting open and completed an Acknowledgement of Country and Connection to Land statement.

---

**Item 2 Disclosure of Interest**


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The Mayor called for any declarations of interest.

Mayor Smith declared a less than significant non-pecuniary interest as the former Voluntary CEO and Board member of the Community Environment Network (CEN).

---

**Item 3 Confirmation of Previous Meeting Record**


---

The Committee confirmed the Meeting Record from 28 June 2019.



Protection of the Environment Trust Management Committee  
Meeting Record 6 August 2019



#### **Item 4            Action Log**

---

The Committee discussed the Action Log.

Action tem 2 – Terms of Reference - The Committee agreed to defer this item for a future meeting, to be determined by the Director Governance once Council has received the legal advice on the Trusts.

Action Item 33 – Properties of concern – To be deferred till after the Councillor Workshop on the Consolidated LEP.

Action Item 45 – EOI for Citizen Science and Research program – To be put on hold for a future meeting.

Action Item 51 – Somersby Industrial Estate – Luke Sulkowski to follow up with planning staff.

Action Item 56 – Council seeking Legal advice on the Trusts – The Committee requested a timeframe on this.

**Action:** Unit Manager Governance and Business Services to provide an update and timeframe to the Committee on the legal advice Council is seeking on the Trusts.

#### **Item 5            Review of Draft Terms of Reference (Action item 2)**

---

The Committee agreed to defer this item for a future meeting, to be determined by the Director Governance once Council has received the legal advice on the Trusts.

#### **Item 6            Hillview Street Donation (Action Item 47)**

---

Luke Sulkowski provided the Committee with a presentation on the Fund deposit – Umina Coastal Sandplain Woodland.

The Committee discussed the issue of whether the Management Plan is a Land Environment Court decision, not the Joint Regional Planning Panel and the conditions of consent should be reviewed.

The Condition of Consent states that *“the ETF is to be utilised for the rehabilitation and management of other remnant parcels of Umina Coastal Sandplain Woodland within the locality in consultation with the Department of Environment and Conservation”*.

**Action:** The Committee request clarification from Unit Manager Natural and Environmental Assets as to whether the provision of the \$225,000 is specific to the Hillview Street site or other localities in that area with the Endangered Ecological Community.

**Action:** Unit Manager Governance and Business Services to seek clarification from the Finance team regarding Tax deductibility on donations to the Trust and provide advice back to the PoET Management Committee.

**Action:** Advisory Group Support Officer to distribute slides from this presentation and link to the Umina Coastal Sandplain Woodland Endangered Ecological Community Restoration and Rehabilitation Management Plan to Committee members.



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**Item 7 Management Issues identified in Perpetuity Management Plan (Action Item 48)**

---

Mayor Smith declared a less than significant non-pecuniary interest as the former Voluntary CEO and Board member of the Community Environment Network (CEN) and involvement with the COSS Connections Project.

Gary Chestnut declared a significant pecuniary interest as he was directly involved with the COSS Connections Project. Gary left the room for the discussion of this item.

Luke Sulkowski provided the Committee with a presentation on the Perpetuity Management Plan for The Scenic Road Reserve.

The information provided is that (former) NSW Fire & Rescue made a one off payment of \$94,475.90 to Council and Council resolved to transfer the funds to PoET. However the PoET finance report indicates a closing balance for 'Conservation Agreement COSS The Scenic Rd' of \$88,646.24.

**Action:** Luke Sulkowski to clarify the amount for 'Conservation Agreement COSS The Scenic Rd'.

**Action:** Advisory Group Support Officer to provide the Perpetuity Management Plan to Committee Members.

**Action:** Within the next 2 meetings, Unit Manager Natural and Environmental Assets to develop a draft work program, budget and resourcing plan in accordance with actions identified in the Perpetuity Management Plan for consideration by the Protection of the Environment Trust Management Committee.

---

**Item 8 Grant Funding Project and Trust Expenditure since Amalgamation (Action Item 49)**

---

Luke Sulkowski provided the Committee with a presentation on PoET funding projects since 2016.

Mayor Smith declared a less than significant non-pecuniary interest as the former Voluntary CEO and Board member of the Community Environment Network (CEN) as CEN was successful in receiving previous grant funding from PoET.

**Action:** Advisory Group Support Officer to distribute slides from this presentation to Committee members.

---

**Item 9 COSS Action Items**

---

An action from the 29 May 2019 COSS Meeting was as follows:

*On behalf of the COSS Committee, staff request the PoET Management Committee consider allocating funds towards the promotion of COSS initiatives.*

**Recommendation:**

- a) That Committee allocates funding towards the promotion of the Protection of the Environment Trust Management Committee/COSS.
- b) Advice to be sought from the Communications team as to an appropriate budget and the process for the promotion activities.



Mayor Smith advised that she has been approached by former Gosford Council staff including Rod Williams, Nic Pasternatsky, and former Mayors Robert Bell and Malcolm Brooks on documenting the history of COSS.

**Action:** The Committee endorse a meeting being convened by the Mayor with the former Gosford staff members/Councillors regarding documenting the history of COSS. The outcome of this meeting to be brought back to the PoET management committee for further consideration.

#### **Item 10            Promotion of the Trusts**

---

The Committee discussed the information provided by Shane Sullivan on Philanthropy Australia and agreed that it is not a suitable option for the Trust at this stage.

The Committee reviewed the fact sheet on Council's website for donating to the Trusts. Noted that donating to the Trust was not an easy process and required a number of steps. Committee requested that Council provide a mechanism to donate to the Trust via Council's website.

**Action:** The Unit Manager Governance and Business Services to give consideration to streamlining the online FAQ and donation process.

#### **Item 11            Finance Report (Standing Agenda Item)**

---

The Committee discussed the Finance Report for the Protection of the Environment Trust.

The following requests/clarification were sought in regard to the finance report:

- The \$225,000 General donations – a separate line item be shown for Umina Coastal Sandplain Woodland (45 Hillview Street, Woy Woy).
- Clarification to be sought around the fact the \$225,000 General Donations had been incorrectly put in the Council General Fund and was only transferred to the PoET account 28 February 2019. Advice to be sought from Finance as to what processes are being put in place to ensure this doesn't happen in the future.
- Clarification to be sought around whether the Protection of the Environment Trust account 032627 388703 is a Trust account or Public Fund Trust account. Future finance figures to be presented more clearly.
- Clarification to be sought regarding a signatory needing to be designated to sign on behalf of the Public Trust which would need to be a member of the Protection of the Environment Trust Management Committee.

**Action:** Unit Manager Governance and Business Services to liaise with the Finance Department in regard to the finance reporting for PoET addressing the above mentioned issues.

Protection of the Environment Trust Management Committee  
Meeting Record 6 August 2019



**Item 12            General Business and Close**

---

The meeting closed at 4.08pm

**Next Meeting:            Tuesday 5 November 2019  
3pm – 4pm  
Level 1 Committee Room  
Gosford Admin Building  
49 Mann Street, Gosford**



**Item No:** 4.5  
**Title:** Meeting Record of the Tourism Advisory Committee on 21 August 2019  
**Department:** Connected Communities

---

8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/01648 - D13655603

Manager: Sue Ledingham, Unit Manager Community Engagement

Executive: Julie Vaughan, Director Connected Communities

### **Report Purpose**

To note the Meeting Record of the Tourism Advisory Committee held on 21 August 2019.

### **Recommendation**

***That Council note the Meeting Record of the Tourism Advisory Committee held on 21 August 2019.***

### **Background**

The Tourism Advisory Committee held an Extraordinary meeting on 21 August 2019. The Meeting Record of that meeting is Attachment 1 to this report.

There are no actions recommended to Council therefore the Meeting Record is being reported for information only.

### **Link to Community Strategic Plan**

Theme 4: Responsible

### **Goal G: Good governance and great partnerships**

G3: Engage with the community in meaningful dialogue and demonstrate how community participation is being used to inform decisions.

### **Attachments**

**1** Tourism Advisory Committee Extraordinary Meeting Record - 21 August 2019      D13655580

# Tourism Advisory Committee Meeting Record 21 August 2019



Location:	The Entrance Community Centre Training Room 1 (Building E) Cnr Battley Avenue and Oakland Avenue, The Entrance	
Date:	21 August 2019	
Time	Started at: 3.05pm	Closed at: 4.48pm
Chair	Councillor Chris Holstein	
File Ref	F2018/01648	

### Present:

Mayor Jane Smith, Councillor Chris Holstein, Councillor Jeff Sundstrom, Robert Diaz, Tim Faulkner, Nadia O'Connell, Catharine Retter, David Jewell – Central Coast Tourism Inc., Russell Mills – Tourism Central Coast (left 4.07pm)

### External Representatives:

Jonathon Canavan – HUNTA Property (arrived 4.10pm for Item 4), Simon McArthur – SMA Tourism (arrived 4.10pm for Item 4), Steven Sun – World Culture Tourism Village (WCTV) (arrived 4.10pm for Item 4)

### Council Staff present:

Julie Vaughan – Director Connected Communities (arrived 3.15pm, left 4.41pm), Sue Ledingham – Unit Manager Community Engagement, Carlyne Wildman – Section Manager Marketing and Tourism, Zoie Magann – Advisory Group Support Officer, Tina Nay – Advisory Group Support Officer

### Item 1 Welcome, Acknowledgement of Country and Apologies

Apologies received: Bill Jackson, Emma Perham, Glenn Caldwell – Destination Sydney Surrounds North,

Councillor Holstein welcomed the Committee and completed an Acknowledgement of Country.

### Item 2 Disclosures of Interest

Mayor Jane Smith declared a less than significant non-pecuniary interest as she had done so previously, as a member of the Marine Discovery Centre Trust Committee.

Russell Mills declared a less than significant non-pecuniary interest as he delivers marketing and tourism services to the Central Coast on behalf of Council.



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**Item 3                    Discussion and Agreement on Submission to Tourism Opportunity Plan Exhibition**

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Sue Ledingham (Unit Manager Community Engagement) described the process and reminded the Committee of the three main components (Destination Brand Strategy, Investment Opportunities, Improving 1,000 Little Things) of the Tourism Opportunity Plan (TOP) in preparation for discussion and feedback.

The Committee then engaged in a feedback session where ideas were collected on the three components, as well as the strategic direction of the TOP. A station was set up for each component and Committee members moved between them to provide feedback. Each station was facilitated by a Council staff member, who captured the ideas provided by Committee members. At the end of the session, each station facilitator provided an overview of the ideas noted.

**Action:** Staff to collate the ideas noted and distribute to all Committee members prior to close of the public exhibition period. Committee members to provide any further comments back to staff. Comments will then be registered as a submission.

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**Item 4                    Briefing on Old Sydney Town**

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Jonathon Canavan (HUNTA Property) provided a presentation on the draft concept plans for the Old Sydney Town Precinct. Jonathon advised the plans are available on the [WCTV website](#) and that a community information session is scheduled for Saturday 31 August 2019 at Erina.

Jonathon noted there was a significant Aboriginal site discovered adjacent to Old Sydney Town Precinct, for which further due diligence is occurring in consultation with relevant parties.

Jonathon presented to the details around the concept and invited feedback and questions from the Committee. Some of the main points raised were as follows:

- Zoning: Land is zoned as E2 and E4 (environmentally significant)
- Feedback from The Reptile Park is positive – tourism precinct welcomed over industrial lots
- Concerns raised that draft plans don't have enough tourism appeal (eg. seems very 'suburb' like as opposed to being a key attraction)
- Discussion around staging of the project, attraction of business similar to DFO in Sydney and concerns of resort style development competition.

**Action:** Advisory Group Support Officer to circulate info on public consultation for Old Sydney Town Precinct to Committee members.

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**Item 5                    General Business and Close**

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**Action:** Advisory Group Support Officer to circulate link to Business Paper once Council report on public exhibition results for Tourism Opportunity Plan is published.

The meeting closed at 4.48pm

Tourism Advisory Committee Meeting Record  
21 August 2019



**Next Meeting:**            **Wednesday 23 October 2019**  
                                 **3pm – 5pm**  
                                 **Central Coast Council Gosford Office**  
                                 **Level 1 Committee Room**





**Item No:** 4.6  
**Title:** Central Coast Parking Strategy - Part 1 - Gosford Short Term Parking Strategy  
**Department:** Innovation and Futures

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8 October 2019 Ordinary Council Meeting

Trim Reference: CPA/1392 - D13663305

Author: Jamie Barclay, Unit Manager, Economic Development and Project Delivery

Executive: Ricardo Martello, Executive Manager Innovation and Futures

### **Report Purpose**

The purpose of this report is to provide an update to Council in relation to the Central Coast Parking Strategy - Part 1 – Gosford Short Term Parking Strategy, in response to Council's resolutions of the Ordinary Meeting on 29 October 2018.

### **Summary**

Council at its Ordinary Meeting held on 29 October 2018 resolved the following:

- 1130/18 *That Council receive and note the report in relation to Gosford CBD Car Parking.*
- 1131/18 *That Council approves the allocation of \$1,400,272 from the current 2018/19 capital works budget from Adcock Park redevelopment to 10 Racecourse Road (180 spaces).*
- 1132/18 *That Council request the Chief Executive Officer arrange for line marking of the existing loop road in Adcock Park to maximise the parking spaces in the area prior to the delivery of the masterplan works in the precinct.*
- 1133/18 *That Council implement Strategy Item #4 – Park and Ride (Bus) scheme for a 6-month period at no charge to the public and undertake a review after 6 months of operation.*
- 1134/18 *That Council undertake a Communication/Promotional Strategy to promote Park and Ride bus initiative.*
- 1135/18 *That Council request the Chief Executive Officer arrange for monitoring of the ongoing usage of the bus and parking initiative.*
- 1136/18 *That Council give the above actions priority and implement as soon as possible.*

## 4.6 Central Coast Parking Strategy - Part 1 - Gosford Short Term Parking Strategy (contd)

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- 1137/18 *That Council request the Chief Executive Officer, on agreement with Central Coast Area Health seek to utilise the current Showground (300 parking spaces) site.*
- 1138/18 *That Council request the Chief Executive Officer seeks urgent discussions with State funding bodies to fund and partner with Council to undertake the civil design and construction of the short-term car parking options as detailed in Confidential Attachment 1 – Strategy Item #3 – Construct Short Term Car Parks.*
- 1139/18 *That Council endorse further investigations into the construction of new car parking stations as detailed in Confidential Attachment 2 – Strategy Item #11 – Construct New Car Park Stations.*
- 1140/18 *That Council resolve, pursuant to s.11(3) of the Local Government Act 1993, that all the confidential attachments to this report remain confidential, as the information in those attachments would, if disclosed, confer a commercial advantage on a person with whom the Council proposes to conduct business with.*

### **Recommendation**

***That Council receive and note the update report on Central Coast Parking Strategy - Part 1 - Gosford Short Term Parking Strategy.***

### **Background**

Population growth coupled with the increased parking demands and economic activity around key centres has placed considerable strain on the limited existing parking capacity across the Central Coast Local Government Area (LGA).

As the patronage of the Gosford CBD increases, the issues currently being experienced will only intensify if not properly planned and executed. At the Ordinary meeting of Council on 12 February 2018 Council requested a Central Coast Car Parking Strategy be developed.

Since then Council has been developing a Parking Strategy that will provide short (<12 months), medium (<2 years) and long (>5 years) term plans for parking in the Gosford CBD and the Central Coast LGA. This overarching strategy will guide parking plans and improve economic growth and liveability for future sustainability of the region.

### **Current Status**

#### **4.6 Central Coast Parking Strategy - Part 1 - Gosford Short Term Parking Strategy (contd)**

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The car parking strategy is divided into three parts with Part 1: Short-term Gosford CBD strategy being complete. A final version of Part 1 was issued on 22 June 2018. A briefing for Councillors was held on 16 July 2018, Part 1 was then presented to Council at the Ordinary Meeting on 29 October 2018.

In response to each of the resolutions of the Ordinary Meeting of Council on 29 October 2018, please see the following current status updates:

**1131/18 That Council approves the allocation of \$1,400,272 from the current 2018/19 capital works budget from Adcock Park redevelopment to 10 Racecourse Road (180 spaces).**

Construction of a 180-space at grade carpark has commenced at 10 Racecourse Road, West Gosford. The construction of the car park is expected to have been completed by the end of September 2019, within the budget of \$1,400,272.00. The design and construction of this car park is being delivered by the Roads Assets Planning and Design unit who are responsible for any future updates.

**1132/18 That Council request the Chief Executive Officer arrange for line marking of the existing loop road in Adcock Park to maximise the parking spaces in the area prior to the delivery of the masterplan works in the precinct.**

Line Marking (170-car spaces) at Adcock Park has been completed. The car spaces will be available until the Adcock Park redevelopment commences in early 2020 (for approximately 12 months). The completion of the Adcock Park redevelopment in 2022 will provide approximately 700 car spaces for public use.

**1133/18 That Council implement Strategy Item #4 – Park and Ride (Bus) scheme for a 6 month period at no charge to the public and undertake a review after 6 months of operation.**

The implementation of a Park and Ride (Shuttle bus service) is dependent on the availability and use of temporary at grade car parks which is currently at the tendering stage. This tender is being managed by the Roads Business Development and Technical Services unit who are responsible for any future updates.

**1134/18 That Council undertake a Communication/Promotional Strategy to promote Park and Ride bus initiative.**

Communication/Promotional Strategy to promote Park and Ride bus initiative is dependent on the construction and implementation of the temporary at grade car parks. The Park and Ride Bus initiative is being managed by the Roads Business Development and Technical Services unit who are responsible for any future updates.

**1135/18 That Council request the Chief Executive Officer arrange for monitoring of the ongoing usage of the bus and parking initiative.**

The implementation of a Park and Ride (Shuttle bus service) is dependent on the construction and implementation of the Temporary at grade car parks. The Park and Ride Bus initiative is currently at the tendering stage within the Roads Business Development and Technical Services unit who are responsible for any future updates.

**1137/18 That Council request the Chief Executive Officer, on agreement with Central Coast Area Health seek to utilise the current Showground (300 parking spaces) site.**

The Showground site is Crown land controlled by the reserve trust and is subject to the Crown Land Management Act 2016 ("the Act"). Gosford Showground is overseen by the Crown land manager for the Gosford Showground Reserve. The land is not owned or occupied by Central Coast Area Health, and any agreement to use the land must be made with the manager.

Short-term licenses (for a period of up to one year) can only be granted pursuant to s. 2.20 of the Act, and for one of the prescribed purposes under clause 31 of the Crown Land Management Regulation 2018. Clause 31 of the CLM Regulation prescribes each of the purposes for which a short-term license may be granted under section 2.20 of the Act. Parking is not listed as a prescribed purpose.

**1138/18 That Council request the Chief Executive Officer seeks urgent discussions with State funding bodies to fund and partner with Council to undertake the civil design and construction of the short-term car parking options as detailed in Confidential Attachment 1 – Strategy Item #3 – Construct Short Term Car Parks.**

The federal government pledged \$35 million towards commuter car parking in Gosford and Woy Woy. Council officers are liaising with the relevant departments for the purpose of medium-term delivery. No funding commitments for short term car parking has been forthcoming.

**1139/18 That Council endorse further investigations into the construction of new car parking stations as detailed in Confidential Attachment 2 – Strategy Item #11 – Construct New Car Park Stations**

Council is currently investigating the potential development of two (2) multi-level car parking stations at separate locations within Gosford CBD. Both options are promising and could provide a total of 1300 parking spaces.

**Link to Community Strategic Plan**

Theme 1: Belonging

**Goal B: Creativity connection and local identity**

B4: Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.

Theme 2: Smart

**Goal C: A growing and competitive region**

C2: Revitalise Gosford City Centre, Gosford Waterfront and town centres as key destinations and attractors for business, local residents, visitors and tourists.

Theme 3: Green

**Goal E: Environmental resources for the future**

E4: Incorporate renewable energy and energy efficiency in future design and planning, and ensure responsible use of water and other resources.

Theme 4: Responsible

**Goal H: Delivering essential infrastructure**

H3: Create parking options and solutions that address the needs of residents, visitors and businesses.

Theme 4: Responsible

**Goal H: Delivering essential infrastructure**

H4: Plan for adequate and sustainable infrastructure to meet future demand for transport, energy, telecommunications and a secure supply of drinking water.

Theme 5: Liveable

**Goal J: Reliable public transport and connections**

J2: Address commuter parking, drop-off zones, access and movement around transportable hubs to support and increase use of public transport.

**Attachments**

*Nil.*



**Item No:** 5.1  
**Title:** QON - Q71/19 - The Entrance Town Centre  
**Department:** Chief Financial Officer

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00020-07 - D13672098  
Author: Vivienne Louie, Unit Manager, Financial Performance  
Executive: Craig Norman, Chief Financial Officer

## **5.1 QON - Q71/19 - The Entrance Town Centre**

The following question was asked by Councillor Lisa Matthews at the Ordinary Meeting on 8 April 2019:

*Can staff please advise how much the levy paid by businesses within the Entrance Town Centre is and how it has been spent since the TCM was disbanded?*

The table below shows how much Council has levied in Special Rates since 1 July 2016.

<b>\$'000</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
The Entrance Special Rate	541	561	575	583

Functions undertaken by Council include contracted cleaning, landscaping, security, water fountain maintenance, delivery of annual calendar of events, operational costs for the Visitor Information Centre, asset maintenance and capital upgrades.

The operational and capital expenditure incurred by Council for the abovementioned functions exceeds the annual special rates collected for The Entrance.

### **Attachments**

Nil



**Item No:** 5.2  
**Title:** QON - Q102/18 - 2018/19 Capital Works Spend  
**Department:** Finance

8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00020-07 - D13442904  
 Author: Michelle Best, Financial Controller  
 Manager: Vivienne Louie, Unit Manager, Financial Performance  
 Executive: Craig Norman, Chief Financial Officer

## 5.2 QON - Q102/18 - 2018/19 Capital Works Spend

The following question was asked by Councillor Doug Vincent at the Ordinary Meeting on 25 June 2018:

*Could staff please provide the combined totals for the 2018/19 Capital Works Program spend, in each of the 5 Central Coast Council wards, by combining the "Local Scale" capital works projects (shown on page 146 of the "Delivery Program and Operational Plan 2018/19") with the ward projects in the "Region Wide" capital works program.*

The following table shows 2018-19 Capital Works Program expenditure budget using each project's location and ward:

Ward	2018-19 Original	Continuing Projects	Adopted by Council	Q1 review	Council resolution	Q2 Review	Q3 Review	2018-19 Revised
Budgewoi	17,024,582	1,636,559	0	2,493,013	684,300	(2,781,765)	(212,193)	18,844,496
Gosford East	24,185,721	3,238,811	5,720,202	1,952,517	2,049,500	(2,389,359)	(6,156,543)	28,600,849
Gosford West	38,745,997	4,974,944	(1,400,272)	911,607	(967,695)	(5,135,524)	(3,755,920)	33,373,137
Region Wide	64,473,900	5,977,934	0	(2,137,793)	512,595	1,090,042	(10,245,030)	59,671,649
The Entrance	31,730,338	1,915,388	1,071,000	648,318	133,600	(1,984,904)	(2,248,417)	31,265,322
Wyong	23,671,170	(2,002,586)	0	2,155,961	632,700	(3,357,904)	(594,602)	20,504,740
<b>Grand Total</b>	<b>199,831,708</b>	<b>15,741,050</b>	<b>5,390,930</b>	<b>6,023,623</b>	<b>3,045,000</b>	<b>(14,559,413)</b>	<b>(23,212,705)</b>	<b>192,260,193</b>

142 projects remain classified as Region Wide as these projects are programs of works or cannot be classified into only one ward.

These projects are listed in the following table:

Council Unit	Project Description	2018-19 Revised Budget
Business Enterprise	BCA Compliance to Building Codes	34,878
Chief Technology Officer	Implement a consolidated standard operating environment	2,623,347
Chief Technology Officer	Upgrade datacentre - Phase 1	3,526,584
Chief Technology Officer	Implement a core systems mobility solution	243,923
Community Engagement	Improve mobile visitor services	25,050
Community Engagement	Upgrade corporate signage manual	130,000
Community Partnerships	Purchase mobile devices	4,000
Community Partnerships	Upgrade of maintenance buggy	12,000
Community Partnerships	Pop Up Container - Exhibition/Hub	124,000
Community Partnerships	Decorative Lighting for Town Centres	125,000
Core Systems Consolidation	Enhance customer experience system platform	461,543
Core Systems Consolidation	Implement a business intelligence reporting tool	907,696
Core Systems Consolidation	Implement a consolidated asset management system	2,691,454
Core Systems Consolidation	Implement a consolidated electronic document management system	1,261,899
Core Systems Consolidation	Implement a consolidated finance management system	168,615
Core Systems Consolidation	Implement a consolidated geographic information system	1,006,261
Core Systems Consolidation	Implement a consolidated human capital management system	41,670
Core Systems Consolidation	Implement a consolidated payroll and time and attendance system	2,122,811
Core Systems Consolidation	Implement a consolidated property and rating system	2,089,416
Core Systems Consolidation	Implement system integration improvements	1,479,098
Digital Information Services	Implement Enterprise Search and Compliance software	140,000



Council Unit	Project Description	2018-19 Revised Budget
Digital Information Services	Implement content manager / document import software	10,000
Digital Information Services	Upgrade aerial photography and infrared multispectral imagery	143,000
Environment and Certification	Investigate a regional impound facility	50,000
Environment and Certification	Install parking sensors at various locations	88,277
Facilities and Asset Management	Implement Disability Inclusion Action Plan projects at community halls	35,000
Facilities and Asset Management	Upgrade Community Facility Air Conditioning	128,000
Governance and Business Services	Purchase additional microphones for Council chambers	35,000
Leasing and Asset Management	Install new playgrounds at Community Facilities	309,300
Leasing and Asset Management	Community Signage Project	300,000
Leisure and Lifestyle	Audio visual equipment upgrade for all Leisure and Recreation Centres including stereos, display televisions, communications devices and radios	50,000
Libraries	Install digital signage at libraries	50,000
Libraries	Library Resources Purchases (book vote)	790,000
Libraries	Upgrade to Library CCTV	59,740
Libraries	Upgrade to Family and Local History Microfilm infrastructure	45,190
Libraries	Portable RFID scanner	10,885
Libraries	Fit out of Library Courier Van	5,060
Libraries	Upgrade Public Library Catalogue infrastructure	15,050
Libraries	RFID After Hours Chutes - LPG 18 19	29,279
Libraries	Robot for Coding - LPG 18 19	8,730
Libraries	Portable Charging Devices	6,177
Libraries	Improved Public Access Internet	10,000
Natural and Environmental Assets	Bush Fire Risk Mitigation Plan - upgrade of fire trails	60,221
Natural and Environmental Assets	Emergency Operations Centre - upgrade of equipment (North)	20,000

Council Unit	Project Description	2018-19 Revised Budget
Natural and Environmental Assets	Emergency Operations Centre- upgrade of equipment (South)	13,000
Natural and Environmental Assets	Install culverts, erosion prevention devices, and other infrastructure at three Council reserves	25,000
Natural and Environmental Assets	RFS Vehicle - North	115,000
Natural and Environmental Assets	RFS Vehicle - South	115,000
Natural and Environmental Assets	Acquire priority conservation land across the Local Government Area (LGA)	115,000
Natural and Environmental Assets	Implement bush fire mitigation activities	90,000
Natural and Environmental Assets	Implement emergency management system	10,000
Natural and Environmental Assets	Implement the Natural Assets Encroachment Strategy projects - Stage 1	290,000
Natural and Environmental Assets	Install firebreak delineation markers on Council reserves - Stage 1	75,000
Natural and Environmental Assets	Upgrade security controls across natural asset reserves - Phase 1	50,000
Natural and Environmental Assets	New Resistograph for Tree Assessment	20,000
Open Space and Recreation	Upgrade of carparks at sportsgrounds	10,767
Open Space and Recreation	Amenities upgrade- Upgrade key system sportsground buildings at Adelaide st, Baker Park, Bateau Bay Oval, Darren Kennedy Oval, Eastern Rd Oval, EDSACC Oval, Harry Moore Oval, Jubilee Oval, Kanwal Oval, Pat Morley Oval, Sohier Park, Wadalba	155,000
Open Space and Recreation	Replace floodlights at Baker Park, Eastern Road Oval, EDSACC Oval, Harry Moore Oval, Halekulani Oval, Bill Sohier Park and Warnervale Oval	130,000
Open Space and Recreation	Upgrade power supply system at Canton Beach, The Entrance, Toowoona Bay, Colongra and Long Jetty	61,000
Open Space and Recreation	Replace damaged equipment at various sports fields	98,000
Open Space and Recreation	Replace damaged furniture and facilities at parks and reserves	135,000
Open Space and Recreation	Replace rubber softfall at various play spaces	160,000
Open Space and Recreation	Upgrade drainage systems at various sports fields	130,000
Open Space and Recreation	Install CCTV Cameras at Various Locations	47,000

Council Unit	Project Description	2018-19 Revised Budget
Open Space and Recreation	Install HMAS Adelaide Mast	3,416
Plant and Fleet	Replace trucks	4,895,985
Plant and Fleet	Replace plant equipment	1,363,921
Plant and Fleet	Replace tools of trade light vehicles	131,500
Plant and Fleet	Replace leaseback light vehicles	5,304,299
Plant and Fleet	Replace ancillary equipment	499,674
Plant and Fleet	Replace ground care and equipment	1,102,762
Plant and Fleet	C - Emergency Equipment	166,568
Plant and Fleet	Workshop Equipment	212,689
Plant and Fleet	Install GPS (Global Positioning System) into vehicles	49,000
Roads Transport and Drainage	Survey Equipment	224,580
Roads Transport and Drainage	Implement road preservation program - north	555,000
Roads Transport and Drainage	Implement south road preservation program - south	555,000
Roads Transport and Drainage	Upgrade CCTV (Closed Circuit Television) at various locations	80,000
Roads Transport and Drainage	Implement Shared Pathway and Footpath Program	942,269
Roads Transport and Drainage	Implement bus stop improvement program	268,000
Roads Transport and Drainage	Implement crack sealing road program	75,000
Roads Transport and Drainage	Implement heavy patch road program - North	750,000
Roads Transport and Drainage	Implement heavy patch road program - Regional	800,000
Roads Transport and Drainage	Implement heavy patch road program - South	750,000
Roads Transport and Drainage	Implement minor drainage improvement program	650,000
Roads Transport and Drainage	Implement minor transport improvement program	875,000
Roads Transport and Drainage	Implement pavement testing and design program	240,000

Council Unit	Project Description	2018-19 Revised Budget
Roads Transport and Drainage	Implement the Disability and Discrimination Act compliance program	150,000
Roads Transport and Drainage	Implement traffic facilities program	350,001
Roads Transport and Drainage	PACIFIC HWY Shared Pathway Design	20,000
Technology and Customer Service	Data Centre Improvements	42,706
Technology and Customer Service	Replacement of Switching Infrastructure	12,670
Technology and Customer Service	Renewal of IT Infrastructure	45,000
Technology and Customer Service	Upgrade of server infrastructure (Virtual)	19,780
Technology and Customer Service	Upgrade network equipment	7,000
Technology and Customer Service	Upgrade infrastructure support tools 2	85,000
Technology and Customer Service	Purchase mobile devices	4,000
Technology and Customer Service	Our WIFI	600,000
Waste Services and Business Development	Public litter bin hutch renewal program	350,000
Water and Sewer	Prepaid Miscellaneous Water Services	10,000
Water and Sewer	Upgrade odour control units in sewerage network	6,005
Water and Sewer	Monitor Water Quality and Pressure at Key Sites Across the water network	51,672
Water and Sewer	Upgrade odour control units in sewerage network	820,186
Water and Sewer	Implement water meter replacement program	1,297,059
Water and Sewer	Upgrade various critical sewer main reticulation systems	3,227,659
Water and Sewer	Upgrade sewerage information communication technology	227,392
Water and Sewer	Upgrade various sewer system pressure pumps	152,585
Water and Sewer	Upgrade various sewer rising main critical valves	160,974
Water and Sewer	Implement water main renewal program	1,170,950
Water and Sewer	Upgrade safety and security at water reservoirs	45,725

Council Unit	Project Description	2018-19 Revised Budget
Water and Sewer	Implement water main renewal program	2,756,349
Water and Sewer	Install mixing units region wide at reservoirs	88,000
Water and Sewer	Upgrade various reservoirs	125,057
Water and Sewer	Upgrade various water main stop valves	77,346
Water and Sewer	Upgrade safety and security at water reservoirs	874
Water and Sewer	Install flow meters region wide for leak detection program	6,512
Water and Sewer	Upgrade mobile field devices for water systems	12,000
Water and Sewer	Water Service Connection -South 2	10,000
Water and Sewer	Water Service Connection -North 2	10,000
Water and Sewer	Build over sewer funding	10,000
Water and Sewer	Sewage Treatment Plant Meter Replacements - Kincumber	8,878
Water and Sewer	Install storage shed	156,482
Water and Sewer	Telemetry Radios Security Upgrade	10,708
Water and Sewer	Upgrade water monitoring equipment	26,493
Water and Sewer	Upgrade specialised control valves at various water pump stations	15,000
Water and Sewer	Implement water mains renewal program	1,097,267
Water and Sewer	Replace remote telemetry units across 30 sites	243,532
Water and Sewer	Sewer Critical Instrumentation Replacements	2,615
Water and Sewer	Sewer Reactive and Program Planning	297,146
Water and Sewer	Water Reactive and Program Planning	358,873
Water and Sewer	Water Treatment Plant Major Electrical Renewal - Mardi	251,101
Water and Sewer	Sewer Pump Station Civil Remediation - Daley Ave Daleys Point (DP3)	50,000
Water and Sewer	Water Valve Replacement - Woy Woy	47,655

Council Unit	Project Description	2018-19 Revised Budget
Water and Sewer	Major Sewer Pump Station Refurbishments - Toukley Catchment Area	15,815
Water and Sewer	Water and Sewer Asset and Network Security Installations - Region Wide	14,000
Waterways and Coastal Protection	Upgrade beach safety signage	45,000
Waterways and Coastal Protection	Tuggerah Lakes Catchment SW Management Planning	255,000
Waterways and Coastal Protection	Design and construct a wrack storage facility	286,000
Waterways and Coastal Protection	Upgrade disabled beach accesses	130,000
Waterways and Coastal Protection	Upgrade of aquatic infrastructure - moorings for aquatic plant	150,000
Waterways and Coastal Protection	Upgrade of beach access ways	160,000
Waterways and Coastal Protection	Upgrade stormwater gross pollutant traps - south	280,000
<b>TOTAL</b>		<b>59,671,649</b>

### Attachments

*Nil.*

**Item No:** 5.3  
**Title:** QON - Q204/18 - Consultants  
**Department:** Chief Financial Officer

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2018/00020-07 - D13442912

Author: Vivienne Louie, Unit Manager, Financial Performance

Executive: Craig Norman, Chief Financial Officer

### **5.3 QON - Q204/18 - Consultants**

The following question was asked by Councillor Kyle MacGregor at the Ordinary Meeting on 29 October 2018:

*How much money has Central Coast Council spent on consultants from 9 September 2017 to 9 September 2018?*

Council has spent \$11.3 million from 1 September 2017 to 30 September 2018 on consultants. The spend information above has been prepared for the full months of September due to the work involved in splitting the information into pre 9 September 2017 and post 9 September 2018.

As part of the Quarterly Budget Review Statement (Quarterly Reporting) an update is provided on consultancy and legal expenses.

The next update will be for Quarter 1 for 2019-20 (from 1 July 2019 to 30 September 2019).

### **Attachments**

*Nil.*



**Item No:** 6.1  
**Title:** Question with Notice  
**Department:** Governance

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13644033  
Author: Maggie Rowland, Councillor and Meeting Support Officer  
Manager: Sarah Georgiou, Section Manager, Councillor Support  
Executive: Shane Sullivan, Unit Manager, Governance and Business Services

## **6.1 Question with Notice**

The following question was submitted by Councillor Pilon:

*Can you please provide details of all costs including individual consultants fees currently spent on the RPACC/Library to date?*

The answer will be provided by the Executive Manager, Innovation and Futures on or before the 8 October 2019 Ordinary Meeting.

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The following question was submitted by Councillor Holstein:

*Does council have or have had in draft a public arts policy? If not what plans do staff have?*

The answer will be provided by the Director of Connected Communities on or before the 8 October 2019 Ordinary Meeting.

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The following question was submitted by Councillor Holstein:

*The plan to erect the mast of the HMAS Adelaide at Terrigal, what is the status and reasons for the delay in doing so?*

The answer will be provided by the Director or Environment and Planning on or before the 8 October 2019 Ordinary Meeting.

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The following question was submitted by Councillor Hogan

*In light of the progress of the Gosford Regional Library, when will the Public Art Policy be finalised and will public art be embedded into the design of the library?*



## 6.1 Question with Notice (contd)

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The answer will be provided by the Director of Connected Communities on or before the 8 October 2019 Ordinary Meeting.

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The following question was submitted by Councillor Hogan

*Could staff please provide a score card on how we are progressing with increasing the number of apprentices and trainees across the different directorates?*

The answer will be provided by the Executive Manager, People and Culture on or before the 8 October 2019 Ordinary Meeting.

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The following question was submitted by Councillor MacGregor

*Food trucks and public food markets in the CCLGA*

*What policies, rules and regulations currently exist around and govern the establishment and operation of food trucks and public food markets in the CCLGA?*

The answer will be provided by The Director or Environment and Planning on or before the 8 October 2019 Ordinary Meeting.

---

The following question was submitted by Councillor MacGregor

*Disaster and emergency relief control centre and response*

*Does the Central Coast Council area currently have a disaster or emergency relief co-ordination control centre or the like in our LGA and how is a co-ordinated response organised and provided amongst various stakeholders, agencies and units when catastrophic weather (or other) events such as massive flooding, bushfires or the similar events occur within our LGA?*

This is a complex question requiring research and resources to provide an appropriate response. As a result it is not possible to provide a response for this Council meeting and it is proposed to provide the response for inclusion in the Business Paper for the meeting of 28 October 2019.

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The following question was submitted by Councillor Smith

*Is Council able to publish the total amount of briefings that have been held since the inception of the current Council and have a table which confirms how many of this total number have been attended by individual Councillors with either the numbered*

**6.1 Question with Notice (contd)**

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*attended or a percentage that reflects the number of total attended published in response to this question on notice in an upcoming business paper?*

The answer will be provided by The Director or Governance on or before the 8 October 2019 Ordinary Meeting.

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**Attachments**

Nil



**Item No:** 7.1  
**Title:** Notice of Motion - Independent Audit Investigation into RPAC  
**Department:** Councillor

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13677068

Author: Greg Best, Councillor  
Bruce McLachlan, Councillor

Councillor Best has given notice that at the Ordinary Council Meeting to be held on 8 October 2019 he will move the following motion:

- 1 That further to Council's recent decision to "withdraw" from undertaking further works on the \$200 million Gosford Cultural Precinct and a cessation of land negotiations, also with the understanding that the vast majority of this Project's Key milestones have been undertaken behind closed doors in Confidential Session, Council now formally refer this Project to the Audit and Risk Committee for investigation and analysis around how the current situation has been able to develop.**
  
- 2 That any such report be developed in the knowledge that this Council will seek to release the Report publicly (subject to legal advice) so that Ratepayers can have a full and transparent understanding of what has transpired, now that this Project appears unlikely to progress.**

### **Councillors Note**

Councillors further to the 25 September 2019 Urgency Motion and the recent high level confidential briefing around the RPAC Project I believe we have an obligation to our Ratepayers to provide them with a full disclosure around the significant issues that have arisen including the multi-million dollar costs already associated with this Project.

Please see attached the extract of the minutes of the 25 September 2019 relating to the Urgency Motion – Gosford Regional Library and the minutes of the 24 June 2019 relating to my previous Notice of Motion – Gosford Cultural Precinct calling for an independent audit on the RPAC Project. As it appears Council is going to embark upon a further major project around its Gosford Library, lessons must be learnt from the RPAC situation and what measures can be implemented and put in place to avoid a repeat.

### **Attachments**

- 1 Notice of Motion - Gosford Cultural Precinct - Extract from Minutes 24 June 2019 D13677180**
- 2 Urgency Motion - Gosford Regional Library - Minutes 25 September 2019**

**Minutes of the Ordinary Meeting of Council 24 June 2019 contd**

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**7.1 Notice of Motion - Gosford Cultural Precinct**

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Councillor Holstein declared a pecuniary interest in the matter as that is the site of his current part time employer. Councillor Holstein left the chamber at 7.44pm, returned at 8.01pm and did not participate in discussion and voting.

**Moved:** Councillor Best  
**Seconded:** Councillor Marquart

**Resolved**

- 593/19 ***That Council, via its usual media channels, provide a public update in general terms of progress on the Gosford Cultural Precinct.***
- 594/19 ***That Council requests the Chief Executive Officer provide a report to the meeting being held on 26 August 2019 on the cost of engaging an auditor to examine the Gosford Cultural Precinct Project with a view to reporting to Council on risks in relation to land acquisition, capital/construction costs including operating costs over a ten year scenario with depreciation.***

**For:**  
**Unanimous**

**7.2 Notice of Motion - Kayaking/Canoeing Tourism Opportunities**

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**Moved:** Mayor Smith  
**Seconded:** Councillor MacGregor

**Resolved****That Council:**

- 595/19 ***Note the vision of the Central Coast Destination Management Plan to be "the natural choice for leisure, business and major events in regional NSW".***
- 596/19 ***Note that as part of the development of Council's Active Lifestyle Strategy in 2019/20, Council will also consult with recreation users of the region's waterways to understand their needs and support planning for future investment.***
- 597/19 ***Request the Chief Executive Officer to undertake an initial assessment of:***
- the current level of active use of the region's waterways for canoeing / kayaking and similar activities***
  - the trends in low impact waterway activation for tourism purposes***
  - an overview of the sector including key peak bodies, key calendar events and / or trends***
  - opportunities for key staging points to encourage the growth of this***

**Minutes of the Ordinary Meeting of Council 25 September 2019 contd**

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**Mehrtens, Sundstrom, Greenaway,  
McLachlan, Burke, Vincent, MacGregor and  
Hogan**

At this stage of the meeting being 9:45pm the meeting moved into Confidential Session with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action is taken in accordance with Section 10a of The Local Government Act, 1993 as the items listed come within the following provisions:-

U2/19 Urgency Motion – Gosford Regional Library

*Pursuant to Section 11(3) of the Local Government Act 1993, that this report and attachment 1 to this report remain confidential in accordance with section 10A(2)(c) of the Local Government Act as it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and because consideration of the matter in open Council would on balance be contrary to the public interest as it would affect Council's ability to obtain value for money services for the Central Coast community.*

**Procedural Motion – Extend Meeting**

**Moved:** Councillor MacGregor  
**Seconded** Councillor Gale Collins

**Resolved**

**921/19 That Council extend the meeting for a period of 5 minutes.**

**For:**  
**Unanimous**

**Open Session**

The meeting resumed in open session at 10.34pm and the Chief Executive Officer reported on proceedings of the confidential session of the ordinary meeting as follows:

**U2/19 Gosford Regional Library  
Councillor Smith**

Councillor Holstein declared a pecuniary interest in the matter as he is a casual employee of a tenant of current premises at Parkside. Councillor Holstein left the chamber at 9.28pm, did not return and did not participate in discussion and voting.

**Minutes of the Ordinary Meeting of Council 25 September 2019 contd**

Councillor Best declared a less than significant non pecuniary interest in the matter as his company is a local non for profit organisation that is involved in negotiations for the provision of services. Councillor Best chose to remain in the chamber as it is a minor conflict that he has no present involvement with.

**Moved:** Councillor Smith

**Seconded:** Councillor Sundstrom

**Resolved**

- 922/19 ***That Council notes the matters raised in the Gosford Cultural Precinct Audit workshop and the opportunity to review the business case for individual items included in the Concept;***
- 923/19 ***That Council authorise the Chief Executive Officer to secure and formalise any current funding opportunities to deliver the Gosford Regional Library and deliver this important public infrastructure;***
- 924/19 ***That Council notes that the need and urgency for the delivery of the Gosford Regional Library should not be held up by the Gosford Cultural Precinct review and that it should be pursued in isolation as a separate project;***
- 925/19 ***That Council immediately review the two sites previously identified, being the sites known as "Parkside" and "Broadwater", for the most suitable site for the Gosford Regional Library;***
- 926/19 ***That Council request the Chief Executive Officer withdraw from undertaking further work on the Gosford Cultural Precinct in its current form, including negotiations for the acquisition of land known as Lot 11 DP 746819 (which has a street address of 123B-125A Donnison Street, Gosford).***
- 927/19 ***That Council request the Chief Executive Officer provide an update report to Councillors at the first meeting in December 2019 on the preferred site for the Gosford Regional Library (between Parkside and the Broadwater), including a timeline to proceed with design, development application and anticipated commencement and completion of works (subject to an approved DA).***
- 928/19 ***That Council meet relevant stakeholders to discuss developments within six weeks.***

**For:**

**Unanimous**

**The Meeting** closed at 10.36pm

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**Item No:** 7.2  
**Title:** Notice of Motion - Ward Approach to Local Strategic Planning Statement  
**Department:** Councillor

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13677162

Author: Jane Smith, Councillor

Councillor Jane Smith has given notice that at the Ordinary Council Meeting to be held on 8 October 2019 she will move the following motion:

- 1 That Council adopt a Ward based approach to the Local Strategic Planning Statement.**
- 2 That the Chief Executive Officer develop an outline for community engagement for each Ward in consultation with Ward Councillors, noting that this may include the consultation already proposed for Social Planning Areas.**
- 3 That the Chief Executive Officer provide an outline of a recommended process by which;**
  - a) the councillors of a ward are to be given a reasonable opportunity to participate in the preparation of the provisions of the statement that deal with the ward and**
  - b) those provisions are required to be endorsed by those councillors as being consistent with the strategic plans referred to in subsection (2) (b) (of the LG Act Sect 3.9) as they relate to the ward,**
- 4 That the Chief Executive Officer provide a regular monthly Councillor planning workshop (to be held on a Monday) for interested Councillors to be provided with information and updates on planning matters such as the LSPS, Strategic Planning processes, development proposals and other relevant matters.**

#### **Background:**

The Local Strategic Planning Statement (LSPS) will be the 20-year land use planning vision for the region derived from a community strategic visioning process conducted as part of the Community Strategic Plan (CSP).

## **7.2 Notice of Motion - Ward Approach to Local Strategic Planning Statement (contd)**

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The LSPS is the primary strategic tool to express the desired future for the LGA as a whole, and specific areas over the next 20 years. It is a legal requirement under Part 3B of the *Environmental Planning & Assessment Act, 1979*. It is also a land use interpretation of the CSP and provides a feedback cycle for regional and local planning to ensure the line-of-sight between regional and local planning works both ways.

Regional councils must have their statement in place by **1 July 2020**.

### **As noted on the Department of Planning website<sup>2</sup>**

#### **How will councils with wards prepare their LSPS?**

As part of the LSPS changes, the Government included provisions to give recently amalgamated councils the option to address matters in their first LSPS by ward if the council decided this approach was appropriate.

This approach could help ensure the strategic priorities and local character of the former councils would be adequately considered in the development of the new council's strategic vision. This would be particularly relevant while newly councils are developing a new consolidated Local Environmental Plan for the amalgamated area.

Consistent with the Government's intention, the Minister for Planning recently issued a direction under section 3.9(3) to allow ward councillor endorsement of the LSPS for recently amalgamated councils.

### **Attachments**

*Nil.*

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<https://www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979/Part-3-Strategic-planning>



**Item No:** 7.3  
**Title:** Central Coast Council QNA Town Hall style public meetings  
**Department:** Councillor

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8 October 2019 Ordinary Council Meeting

Trim Reference: F2019/00041-02 - D13679350

Author: Kyle MacGregor, Councillor

Councillor MacGregor has given notice that at the Ordinary Meeting to be held on Tuesday 8 October 2019 he will move the following motion:

- 1 That Central Coast Council note the importance of good governance through open and transparent decision making and accountability for both our Council as an organisation and our residents and rate payers in the general public.**
- 2 That Central Coast Council conduct 5 QNA Town Hall style public meetings (1 per ward) over the next 12 months prior to the September 2020 Local Government elections.**
- 3 That these meetings be open to interested councillors to take questions (from the audience) or make statements regarding our LGA and issues relevant to our LGA from the general public in a QNA style town hall meeting.**
- 4 That these meetings be conducted in an accessible and appropriate public location that does not require a fee to participate in these meetings either by engaging in asking questions or through attending as a guest to view the proceedings.**
- 5 That these meetings be chaired by the Mayor (Deputy Mayor or another Councillor nominated by the Mayor if they are unable to attend) and that the ELT not be required to attend (unless interested in doing so of their own volition) and that the only council and staff resources to be allocated be those required to operate a microphone and relevant audio equipment and meeting support, room hire (if required) and basic refreshments and amenity for attendees (i.e. tea and coffee, water and appropriate provisions of amenities for a public meeting)**

#### **Attachments**

*Nil.*