

RECORD OF PRE-DEVELOPMENT ADVICE



APPLICANT DETAILS

Name	Mr A Hollander		
Company	Woolworths		
Phone	0432 350 164	Email	ahollander@woolworths.com.au

MEETING DETAILS

Date	23 February 2022	Time	10:00 AM-11:00 AM
Venue	TEAMS	Fees	PAID

PROPERTY DETAILS

Description of proposed development	Alterations & Additions to the Existing Warehouse & Expansion of the Existing Building Envelopes & Hard Stand Areas (PDA 25/2022)				
Estimated cost of development	\$54,392,022				
Lot No	413	DP	1058215	Zone	IN1
Address	Woolworths Distribution Centre, 11 Warren Road, WARNERVALE NSW 2259				

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Previous Approvals - DAs, BAs, CAs

Number	Status	Lodgement Date	Decision Date	Description
DA/187/2003	Approved	10th February 2003	23rd April 2003	Regional distribution centre
DA/187/2003	Approved	10th February 2003	23rd April 2003	Regional distribution centre
DA/187/2003A	Approved	20th June 2003	3rd July 2003	Regional Distribution Centre (Amended Application)
DA/187/2003A	Approved	20th June 2003	3rd July 2003	Regional Distribution Centre (Amended Application)
DA/187/2003B	Approved	1st March 2004	29th June 2004	Regional Distribution Centre (Amended application)
DA/187/2003B	Approved	1st March 2004	29th June 2004	Regional Distribution Centre (Amended application)
CC/1210/2004	Completed	25th June 2004	21st July 2004	Regional Distribution Centre (Amended application)
CC/1253/2006	Expired	15th September 2006	16th October 2006	Addition to Distribution Centre
DA/1533/2006	Expired	15th September 2006	16th October 2006	Additions to Distribution Centre
SC/11/2007	Approved	15th February 2007	1st March 2007	Regional Distribution Centre (Amended application) DA/187/2003/B Linen submitted creating drainage easement
DA/187/2003C	Approved	29th January 2008	18th February 2008	Regional Distribution Centre (Amended application)
DA/681/2013	Approved	6th September 2013	13th September 2013	Carport
CC/574/2013	Approved	6th September 2013	13th September 2013	Carport
CDP/83/2016	Approved	29th January 2016	7th January 2016	Alteration to existing freezer, demolition of internal wall & reconfiguration of fire services
WMA/610/2020	Completed	15th May 2020	20th May 2020	Steel-framed Shed
DA/338/2020	Approved	15th April 2020	25th May 2020	Replacement Shelter & Shipping Containers
DA/463/2020	Approved	18th May 2020	17th June 2020	Steel-Framed Shed
CCP/617/2020	Approved	20th August 2020	14th August 2020	Replacement Shelter & Shipping Containers
OCP/337/2020	Completed	14th December 2020	2nd December 2020	Replacement shelter & shipping containers
DA/1481/2021	Approved	14th October 2021	28th October 2021	Alterations & Additions to Warehouse and Distribution Centre

ATTENDEES

Council Representatives

Name	Position	Phone Number
Sarah Smith	Senior Development Planner	1300 463 954
Danielle Allen	Ecologist	
Brendan Dee	Engineer	

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Applicant Representatives

Name	Position / Company	Phone Number
Andrew Hollander	Woolworths	0432 350 164

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SUBJECT SITE

- Subject site is legally described as Lot 413 DP1058215 at No.11 Warren Road, Warnervale. The site is currently occupied by Woolworth Regional distribution centre (refer to Figure 1).
- The site is affected by bushfire, Probable Maximum Flood (PMF) (a small section of the southern part of site) and 40m buffer zone of identified watercourse as indicated on Figure 2, 3 and 4 below.
- The site is located in Warnervale Employment Zone urban release area and zoned IN1 - General Industrial with the purpose of industrial development pursuant to *Wyang Local Environmental Plan 2013* as indicated on Figure 5 below.



Figure 1: Aerial view of subject site

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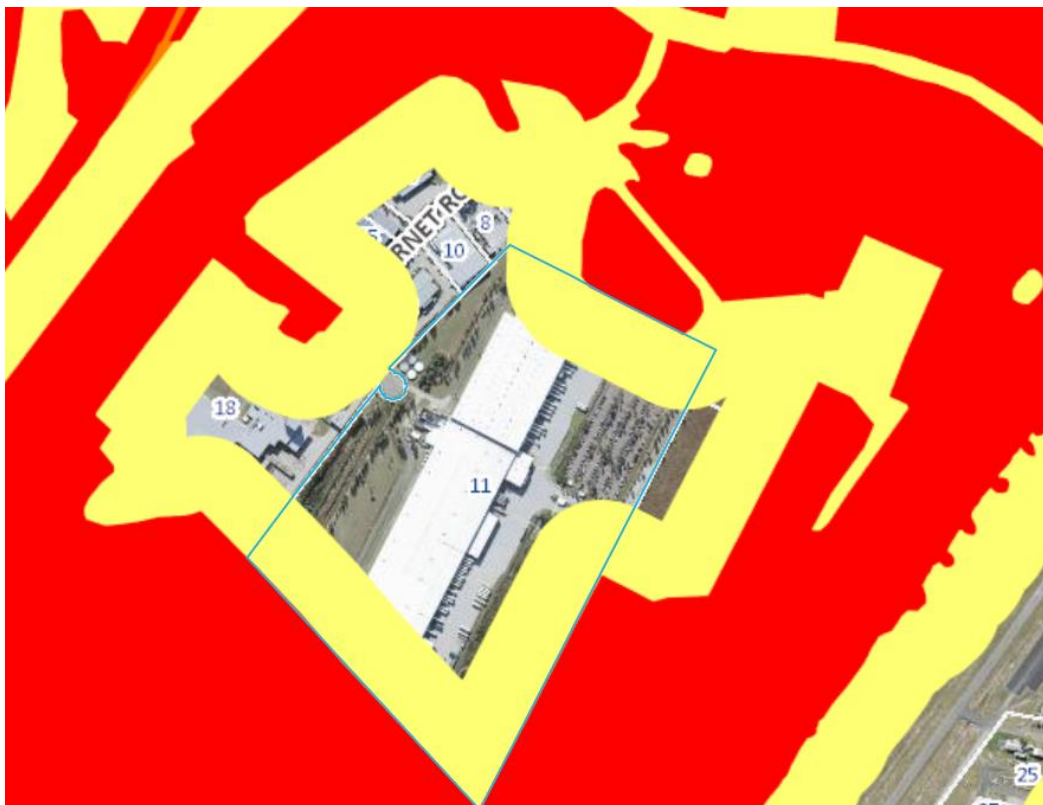


Figure 2: *Bushfire prone land*



Figure 3: *Affected by PMF*

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Figure 4: Identified watercourse and 40m buffer zone traversing the site

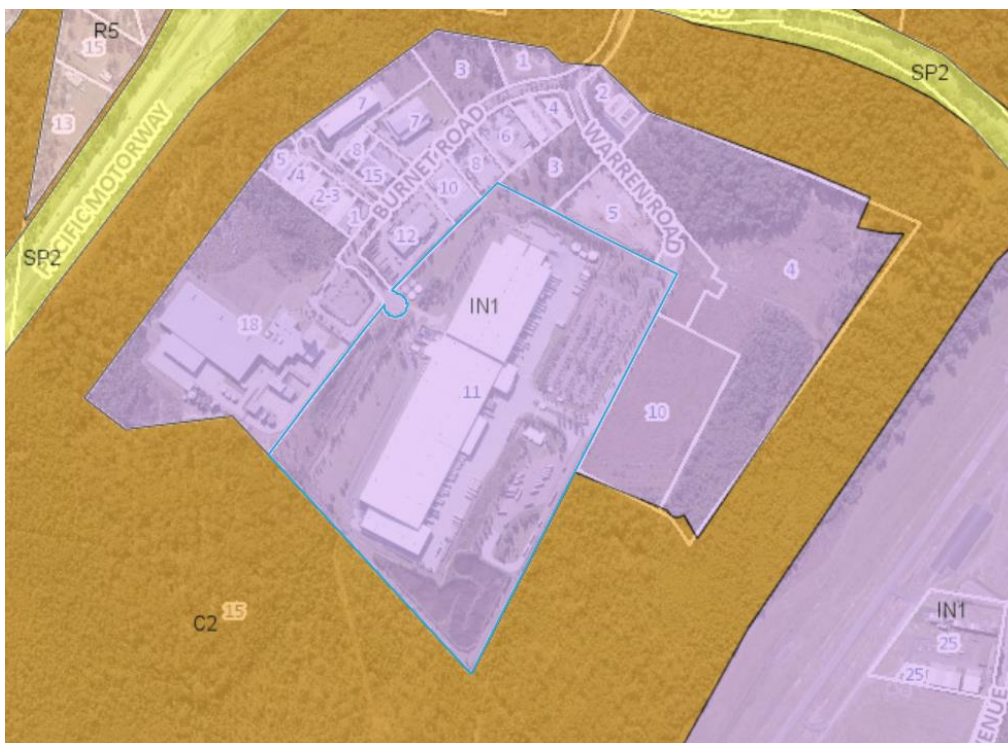


Figure 5: Zoning map (Wyong Local Environmental Plan 2013)

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PROPOSAL

- The proposal comprises alterations & additions to the existing warehouse & expansion of the existing building envelopes & hard stand areas as indicated on the figure below:

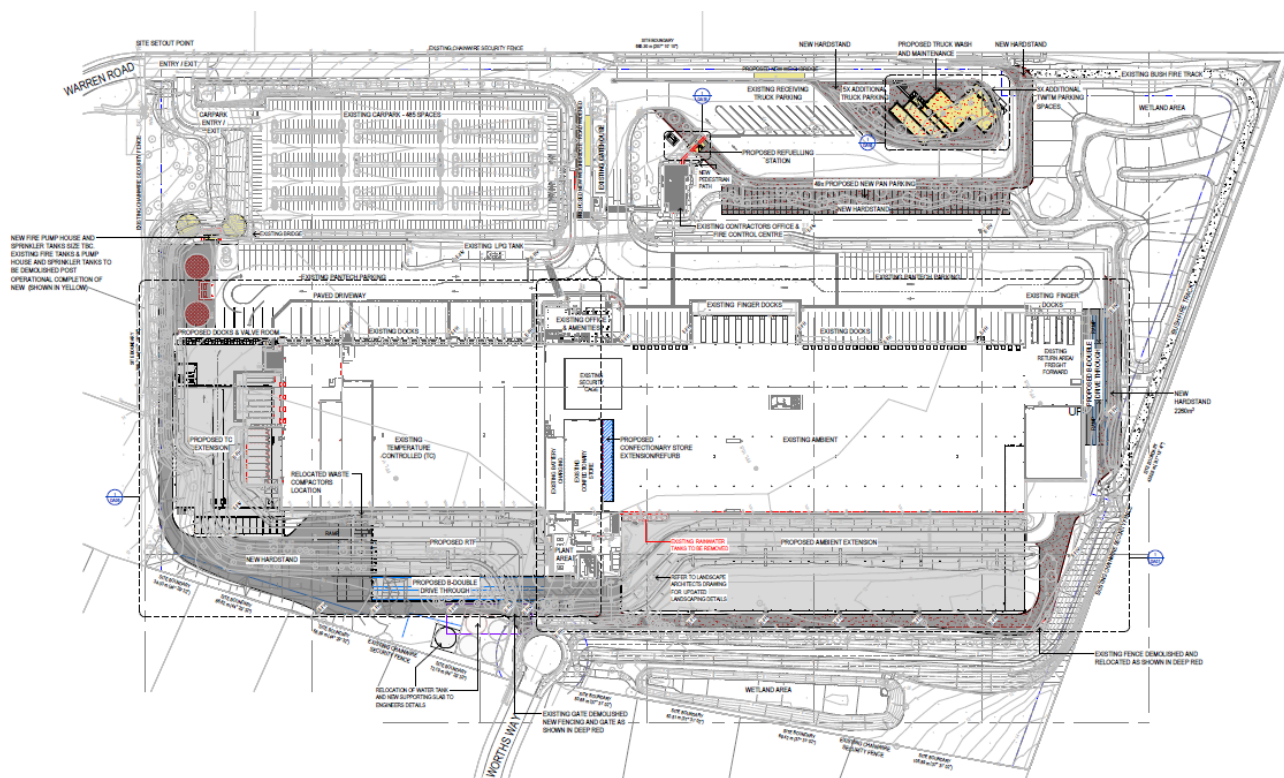


Figure 6: Site Plan

MEETING AGENDA

The following matters were raised by the applicant which have been covered in this advice:

- Ecology to discuss the Wallum Froglet (condition 33 of DA 187/2003/B).
- Civil to discuss water urban sensitive design (condition 23 of DA 187/2003/B).
- Discuss/ review the past reports from DA-187/2003/B for the future State Significant DA:

Condition 23 - Ecological Engineering "Criterion for Integrated Water Cycle Management" report ref. DR 2071 dated May 28th 2004

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23 The provision of an integrated water cycle management system with water quality and quantity control facilities and water reuse facilities is required to manage stormwater runoff from the development in accordance with Council's requirements. Details are to be generally in accordance with stormwater drainage concept plan by Beca Pty Ltd (Project No 610309, Plan No CV 202 B, CV 231 B, CV 212 B, CV 213 B, CV 214 B) and the report by Ecological Engineering "Criterion for Integrated Water Cycle Management", report ref. DR 2071, dated May 28th 2004). The following details are to be incorporated into the stormwater system:

1. Modelling is required to demonstrate how the proposed stormwater management system reduces stormwater pollutants in accordance with Table 6.1.1a – Council's Stormwater Management Plan (1999).
2. Modelling is required to demonstrate how the proposed water management system will sustain discharges from the eastern boundary and south-eastern corner of the property by:
 - i Maintaining existing eastern boundary flowpaths as shown by pre-development modelling by Ecological Engineering (May 2004);
 - ii Limiting the frequency of individual flows to pre-development conditions (as modelled by Ecological Engineering in a draft report, May 2004);
 - iii Limiting the total annual flow volumes to pre-development conditions;
 - iv Maintaining pre-development cease to flow conditions including median cease to flow period and number of cease to flow days.

- If you could please confirm if any of the previous frog, wetland or water cycle management studies associated with DA 0187/2003 are available on Council's archived files, that would be much appreciated

33 A suitably qualified and experienced ecologist is to be engaged to carry out monitoring of the vegetation and Wallum Froglet (*Crinia tinnula*) sub-population within the natural soaks and drainage lines for 500 metres below the stormwater outlet from the site. This work is to continue for five years following issuing of the Occupation Certificate, and is to commence prior to any works being carried out on site.

PLANNING

s. 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*: Provisions of Relevant Instruments/ Plans/ Policies

Rural Fires Act 1997

The subject site is bushfire affected. The NSW Rural Fire Service (NSW RFS) has, under the *Rural Fires Act 1997*, a statutory obligation to protect life, property and the environment through fire suppression and fire prevention. Section 4.14 of the *Environmental Planning and Assessment Act 1979* indicates that all new development on bush fire prone land to comply with *Bush Fire*

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Protection 2019 (PBP 2019). The proposed Development Application (DA) must be accompanied by a Bush Fire Assessment Report (BFAR) that explains how compliance with PBP 2019 is to be achieved.

Water Management Act 2000

The proposed development does not involve works within 40 metres of a watercourse and will not require a controlled activity approval under the *Water Management Act 2000*.

State Environmental Planning Policy (Resilience and Hazards) 2021

Accessed here: [State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

- Chapter 4 Remediation of land of *State Environmental Planning Policy (Resilience and Hazards) 2021* is relevant to the assessment of this Development Application.

Clause 4.6 requires that consent not be granted until the consent authority has considered whether the land is contaminated. If the land is contaminated, the consent authority needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out.

Details of the potential contamination of the subject area need to be provided as part of the development application.

- Chapter 3 Hazardous and offensive development of *State Environmental Planning Policy (Resilience and Hazards) 2021* is relevant to the assessment of this Development Application due to provision of refuelling station within the site.

Clause 3.7 indicates that consideration must be given to current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development in determining whether a development is:

- a hazardous storage establishment, hazardous industry or other potentially hazardous industry, or
- an offensive storage establishment, offensive industry or other potentially offensive industry,

Clause 3.11 indicates that a person who proposes to make a development application to carry out development for the purposes of a potentially hazardous industry must prepare (or cause to be prepared) a preliminary hazard analysis in accordance with the current circulars or guidelines published by the Department of Planning and submit the analysis with the development application.

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State Environmental Planning Policy (Biodiversity and Conservation) 2021

Accessed here: [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

Chapter 3 Koala habitat protection 2020 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* is relevant to the Development Application. This Chapter applies in all land use zones on the Central Coast. The SEPP applies to land that has an area of at least 1 hectare (including adjoining land within the same ownership).

Please refer to the ecology comments in this matter.

State Environmental Planning Policy (Planning Systems) 2021

Accessed here: [State Environmental Planning Policy \(Planning Systems\) 2021](#)

Schedule 1 State significant development—general of *State Environmental Planning Policy (State and Regional Development) 2011* states:

12 Warehouses or distribution centres

1) Development that has a capital investment value of more than the relevant amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

(2) This clause does not apply to development for the purposes of warehouses or distribution centres to which clause 18 or 19 applies.

(3) In this clause—

relevant amount means—

(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or

(b) for any other development—\$50 million.

The proposal is for State Significant Development (SSD) as the cost of the development is more than \$50 million.

An Environmental Impact Statement (EIS) will be required for the proposed development application. The EIS for the SSD must be prepared in accordance with the Planning Secretary's requirements (SEARs). It is noted that SEARs has been issued and EIS needs to be prepared in accordance with the SEARs.

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Wyong Local Environmental Plan 2013

Accessed here: [Wyong Local Environmental Plan 2013](#)

Permissibility

- The subject site is zoned IN1 General Industrial under Wyong Local Environmental Plan (WLEP) 2013 and within the IN1 zone 'warehouse or distribution centres' are permissible development with consent. The proposed development is for extension of the existing warehouse and distribution centre operating on the site. The proposed development is permissible with consent in the IN1 zone.

Relevant Clauses

- *Clause 5.10 – Heritage Conservation*

The objectives of this clause include the conservation of Aboriginal objects and Aboriginal places of heritage significance. An assessment will need to be undertaken as to whether or not any Aboriginal objects or places of heritage significance will be harmed by the proposed development, whether further investigation is warranted and whether the proposed activity requires an AHIP application. Results of a search of the Aboriginal Heritage Information Management System (AHIMS) will need to be provided with any application.

- Clause 6.1 - Arrangements for designated State public infrastructure

The site is within the Warnervale Employment Zone urban release area. The proposal needs to address this Clause of the WLEP.

- Clause 6.2 - Public utility infrastructure

Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required. The proposal needs to address this Clause of the WLEP.

- Clause 7.1 – Acid Sulfate Soils:

The site is identified as being class 5 acid sulfate soils. If the development would involve the disturbance of the soils. The proposed development will require the preparation of an acid sulfate soils management plan (ASSMP) to demonstrate how the acid sulphate soils on site will be managed.

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- Clause 7.7 - Aircraft Operations:

The proposal is consistent with Clause 7.7 - Airspace Operations. The site is not identified on the Obstacle Limitation Surface map being to the west of the north-south airport runway.

- Clause 7.9 - Essential services:

The consent authority cannot grant consent unless it is satisfied that all services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

s. 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*: Draft Environmental Planning Instruments

All Plans and Policies under Consideration

Accessed here: [Plans and Policies under Consideration](#)

Central Coast Local Environmental Plan

Accessed here: [Central Coast Local Environmental Plan](#)

- The adopted, but not yet gazetted, *Central Coast Local Environmental Plan* (CCLEP) and Draft Central Coast Development Control Plan (CCDCP) was exhibited until 28 February 2019 and adopted by Council on 14 December 2020.
- The Central Coast has been operating under four different planning instruments and two development control plans each with different planning controls. The alignment of these planning instruments into a coast-wide Consolidated Local Environmental Plan and Consolidated Development Control Plan will deliver a consistent approach to development controls, making the process more efficient and transparent. The adopted CCLEP includes the rezoning of those lands deferred from the GLEP 2014 into a Standard Instrument Principal Local Environmental Plan zone.
- Under the Draft CCLEP, the site retains its current zoning.
- The provisions of Draft Central Coast Local Environmental Plan 2018 (CCLEP) are to be addressed within the required Statement of Environmental Effects submitted with any Development Application.

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s. 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*: Provisions of any development control plan

Wyong Development Control Plan 2013

Accessed here: [Wyong Development Control Plan 2013](#)

- Part 2: Development Provisions

[Chapter 2.11: Parking and Access](#)

The proposal needs to comply with the car parking requirements of this chapter of the DCP as indicated below:

Warehouse

1 space per 300m² GFA

Service Requirements: 1 space per 800m² GFA up to 8,000m² GFA then 1 space per 1,000m² GFA thereafter

The above values for industrial and warehouse activities are considered minimum requirements only and increases may be imposed depending on the proposed use of the development e.g. shift work, transport depots etc. Depending on the extent of offices etc. within the development, additional parking may be required in accordance with the requirements for Commercial Premises and/or additional servicing requirements for warehouse/transport depots etc.

A Transport and Accessibility Impact Assessment will be required to be submitted with the application. Given the scale of the development, the Assessment Report should address the car parking provisions for the staff as they may have shift work (as the centre is operational for 24 hours) in addition to the above DCP requirements. Additionally, refer to engineering comments in this matter:

Further, please refer to SEARs requirements.

[Chapter 2.12: Industrial Development](#)

The development complies with the Floor Space ratio and site coverage as indicated under the chapter. Additionally, the proposal needs to address other relevant requirements of this chapter of the DCP.

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- Part 3: Environmental Controls

[Chapter 3.1: Site Waste Management](#)

Details are to be provided demonstrating compliance with the provisions of this Chapter in relation to all waste generated by the proposed development including details of the demolition of any existing development on site.

[Chapter 3.3: Floodplain Management](#)

As the site is affected by PMF, the proposal is to address the information and design requirements of WDCP [Chapter 3.3 – Floodplain Management](#) and this DCP chapter is to be addressed in the EIS.

[Chapter 3.6: Tree and Vegetation Management](#)

The DA needs to address the requirements of this chapter of the DCP.

- Part 6 Location Specific Development Provisions

[Chapter 6.18: Warnervale – Business Park](#)

Chapter 6.18 of the WDCP is applicable to the development as the site is located Warnervale Employment Zone. The development needs to address the relevant requirements of this Chapter.

s. 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*: the likely impacts of the development

Crime and Safety Report

A report is required to ensure the proposal has been designed following consideration of the *Crime Prevention through Environmental Design* (CPTED) strategies relating to surveillance, access control, territorial reinforcement and space management.

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space. Further information can be found on the NSW Police website.

CPTED refers to the principles specified under the *Crime Prevention and the Assessment of Development Applications* published by Department of Urban Affairs and Planning Guidelines for

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consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* as amended. Under this section, all councils are required to consider and implement CPTED principles when assessing Development Applications.

Additionally, refer to the SEARs.

Other Matters

Estimated cost of works

This [guide](#) explains how Council determines the 'estimated cost of works' and the application fees payable and is applicable to Development Applications, Construction Certificates and Complying Development Certificates.

ENGINEERING

The following comments are provided by Council's Development Engineer in relation to the proposal:

Roads, Access, and Traffic

The applicant shall provide turning templates of the largest design vehicle to demonstrate circulation paths of trucks into and out of the site in a forward direction. The turning templates are to be overlaid on the plans and undertaken in accordance with AS2890.1,2 & 3. The plans are to be prepared by a suitably qualified and experienced traffic engineering consultant.

Stormwater Management/IWCMS

The site has an extension integrated water cycle management plan prepared for the existing development footprint undertaken by ecological engineering consultants. The plans detail the Water Sensitive Urban Design strategy for the site and the management of water quantity and quality of runoff from hardstand areas.

The applicant will be required to undertake a review and revise the water quantity and quality modelling undertaken by ecological engineering and update the IWCM plan to ensure that there are no impacts to the downstream sensitive Porters Creek wetland.

Any storages and water quality treatment measures that are impacted by the works are to be compensated for elsewhere on site and ensure that the WSUD strategy for the site is not compromised.

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ECOLOGY

The key ecology issues discussed in the meeting were:

A Biodiversity Development Assessment Report (BDAR)

BDAR is being prepared by Eco Logical Aust in response to the SEARs. Proposal will come to Council for comment. The site specific SEARs requirements include '*Biodiversity – The EIS must provide a comprehensive assessment of any potential impacts (including stormwater-related impacts) to the Porters Creek Wetland area and the Wallum Froglet habitat located to the east of the site.*'

Wallum Froglet

Council's electronic record system does not include any monitoring reports relating on Wallum Froglet monitoring program conditioned under DA/187/2003, other than an initial email from Michael Mahony of Newcastle University in October 2004 regarding site visits he conducted as part of baseline surveys. It is recommended the applicant contact the University of Newcastle to obtain any further records.

The proposed survey timing and methodology for Wallum Froglet, including use of frog specialist Frank Lemckert to undertake surveys, is generally supported. Council cannot provide access through airport, so it is accepted that aural surveys would need to be conducted from the Woolworths site. As per the NSW Amphibian Survey Guidelines, survey sites need to be flooded at the time of survey.

Nearby Atlas records of Wallum Froglet were discussed (2003 and 2016), including those records downstream of site. Council also provided detail of a 2020 record on a site nearby that was not yet showing on the Bionet Atlas (follow up email to Eco Logical dated 23/02/2022). Ultimately based on the local records, Council would need to assume presence of the frogs in downstream receiving environment, so stormwater quality and quantity leaving the site will be a key issue to address.

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Water Cycle Management Plan

Porters Creek wetland is located downstream of the site. The proposal requires additional hardstand areas. The water quality and quantity outcomes will be relevant to the ecological assessment. The specific requirements for the Water Cycle Management Plan were discussed with Council's Development Engineer, Brendan Dee. Brendan confirmed that a copy of the site-specific Integrated Water Cycle Management Plan (prepared for Wyong Council by Ecological Engineering in 2004) was on Council's records system and contained relevant information to be considered in the upcoming development. It was discussed that a GIPA request would likely be required for release of that document.

Threatened Flora

The Wyong Sun Orchid *Thelymitra adorata* is known to occur on a cleared site nearby, but it was discussed that that particular site may have more natural ground levels and different habitat available, rather than a filled and maintained site like Woolworths.

A follow up email was sent to Eco Logical 8 March 2022 regarding the timing and local flowering of Charmhaven Orchid *Corunastylis sp. Charmhaven*, with BCD advising Council on that date that peak flowering had already finished for the year and the species could not reliably be surveyed again until at least November.

The *Grevillea parviflora subsp parviflora* threatened plants on an adjacent site at 5 Warren Road were also discussed. The DA on that site retained the plants within a fenced area of native vegetation. Eco Logical Aust confirmed no plants of these species had been found on the Woolworths site.

There are SEPPs relevant to the proposal including the following recently amalgamated SEPPs which will need to be addressed:

State Environmental Planning Policy (Resilience and Hazards) 2021

- [Chapter 2 Coastal Management](#)

Consideration is to be given to downstream Coastal Wetlands. However, the site is not within an area identified as a proximity area to a SEPP Coastal Wetland.

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State Environmental Planning Policy (Biodiversity and Conservation) 2021

- [Chapter 4 – Koala habitat protection 2021](#) (formerly Koala Habitat SEPP 2021).

TREES

Arborist Report

An Arborist Report would be required including a tree schedule and plan and showing any trees proposed to be removed and outlining protection measures for trees to be retained. This is to demonstrate how impacts on trees (particularly on the adjoining property and Council land) are to be minimised, including tree protection measures for specific trees. The report must be prepared by an AQF5 qualified Arborist and be prepared in accordance with AS4970-Protection of Trees on Development Sites.

WATER & SEWER

- The development site is within the water and sewer service area.
- The developer is required to obtain a section 307 certificate for the proposed development.
- Water and sewer contributions applicable. The current rate is \$5,855.60 per Equivalent Tenement (ET).
- Any credit for the existing lot will be considered during lodgement of section 307. The equivalent tenement is calculated based on the additional area of the proposed development.
- Council sewer main is within the vicinity of the proposed development. Building in Proximity to Water and Sewer Pipelines Procedure will be applicable if the proposed development impacts the existing sewer main.
- To support this application, proposed development should be out of the sewer main and sewer manholes, located at the north and south west of this property. An updated plan showing the distance from the sewer main to the proposed development is required for further assessment.
- Water pressure statement test should be obtained from Council to verify the suitability of the water connection.

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CONTRIBUTIONS

The proposal involves an intensification of/or addition to the existing development and accordingly there would be a contribution required under Council's Section 7.12 Plan, in accordance with the table below:

Schedule 2: Summary schedule of section 7.12 Contribution Levies

Type of Development	Proposed Cost of Development	Levy (%)
Development that is not subject to a section 7.11 contribution under any other contributions plan adopted by the Council under the <i>Environmental Planning & Assessment Act</i> , other than development that is exempt under Clause 1.5 of this Plan	Up to and including \$100,000	0%
	More than \$100,000 and up to and including \$200,000	0.5%
	More than \$200,000	1%

Please note that:

- This quote is given without reference to the permissibility or suitability of the proposed development on the site.
- All Section 7.11 & 7.12 contributions are subject to calculation at the time of the application assessment.
- Section 7.11 & 7.12 contributions are indexed quarterly by the Consumer Price Index (CPI) on the first day of February, May, August and November. The amount of the contributions will be adjusted to the amount applicable at the date of payment.
- Section 7.11 & 7.12 contributions are payable for DA proposals that have received development consent, prior to the issue of the construction certificate (CC) for buildings, and prior to the issue of the subdivision certificate (SC) for subdivisions. Payment relating to Complying Development approvals (CDC) is required prior to the commencement of works.
- This quote is valid to the end of the current indexation period, or up until any related contribution changes take effect, whichever comes first.

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ENVIRONMENTAL HEALTH

Provide a Soil and Water Management Plan (SWMP) in accordance with the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). (Note: A Soil and Water Management Plan is a more comprehensive document than an Erosion and Sediment Control Plan). At a minimum, the following information must be included in the SWMP: -

- a) a site survey which identifies contours and approximate grades and the direction(s) of fall;
- b) locality of site and allotment boundaries;
- c) location of adjoining road(s) and all impervious surfaces;
- d) location of site within catchment including an estimate of flows through the site;
- e) existing vegetation and site drainage;
- f) nature and extent of clearing, excavation and filling;
- g) diversion of run off around disturbed areas;
- h) location and type of proposed erosion and sediment control measures;
- i) location of site access and stabilisation of site access;
- j) location of material stockpiles;
- k) location and engineering details with supporting design calculations for all necessary sediment retention basins;
- l) location and concept plans of proposed constructed wetlands/ gross pollutant traps, trash racks or trash collection / separator units;
- m) proposed site rehabilitation and landscaping;
- n) detailed staging of construction works (breaking down of catchment disturbed), and
- o) maintenance program for erosion and sediment control measures.

Additionally, refer to the SEARs.

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DA LODGEMENT REQUIREMENTS

Recommended/ Required Documentation

The following documentation is to be submitted with any Development Application:

- Architectural plans, including site plan, floor plans, elevations, sections and long sections. Provide dimensions, loading areas, and waste storage areas on floor plans.
- Survey plan.
- Environmental Impact Statement as per SEARs.
- Quantity Surveyors Report.
- Traffic and Parking Impact Assessment.
- Integrated Water Cycle Management Plan.
- Soil and Water Management Plan.
- Arborist Report including Tree Retention and Removal Plan.
- Biodiversity Development Assessment Report (BDAR).
- A Bushfire Assessment Report in accordance with *Planning for Bushfire Protection 2019*.
- Landscape Plan.
- Preliminary Civil Engineering Plans.
- Erosion and Sedimentation Control Plan.
- Preliminary Hazard Analysis.
- Waste Management Plan using Council's [template. Ensure you refer to](#) Chapter 3.1: Site Waste Management of WDCP 2013.
- Manoeuvring templates for all intended vehicles (waste collection and vehicles in parking building).

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Please also note, the documents required to accompany a State Significant Development application are further indicated in [Division 2 Environmental assessment requirements for State significant development, designated development and activities—the Act, ss 4.39, 4.64 and Div 5.1](#) of the *Environmental Planning and Assessment Regulation 2021*.

Additionally, refer to the SEARs.

NSW Planning Portal

Once registered, applicants can lodge and track their application from start to finish via their user dashboard. They'll also be notified when more information is required, or decisions have been made on their application. To view our FAQs, or to register, visit [NSW Planning Portal](#)

Development Application Forms

When submitting your development application to Council via the NSW Planning Portal, you will be required to submit supporting documents with your application. Some of these will be forms provided by Council for you to fill in, including:

- Part B – [Application Detail and Owner\(s\) Consent Form](#)

Although a written version is not required by the determining authority the *Environmental Planning and Assessment Regulation 2000*, you can still submit the above-mentioned form.

ePlanning Tools

The Planning Enquiry tool within Central Coast Council's ePlanning Portal allows you to view the following information related to your property: land zone; bushfire status; flooding status; maximum building height; maximum floor space ratio; and minimum subdivision lot size. In addition, this tool can provide the Gosford LEP and DCP planning controls relevant to your proposed development: [Central Coast Council's ePlanning Portal](#)

Should you wish to discuss any of the above, please contact Sarah Smith on 0400 942 145 or email Sarah.Smith@centralcoast.nsw.gov.au

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Disclaimer

The information provided verbally and/or within the text of any document by Central Coast Council is for the purpose of assisting you with understanding the planning controls relating to your land and/or proposed development and the application process that may be applicable. It is recommended that anyone contemplating the carrying out of development or the purchasing of land in the Central Coast Local Government Area (LGA) obtain their own planning advice from a suitably qualified professional such as a town planner or private solicitor specialising in land use and/or planning law. Please note that Council is not able to recommend the name or contact details of such professionals.

A handwritten signature in black ink, appearing to read "Sarah Smith".

Sarah Smith
Senior Development Planner
DEVELOPMENT ASSESSMENT PRE
LODGEMENT

A handwritten signature in black ink, appearing to read "Antonia Stuart".

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT PRE
LODGEMENT

Date: 14 April 2022