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29 March 2023

Chris Eldred  
Department of Planning and Environment  
4 Parramatta Square  
Parramatta 2150

Dear Chris,

## **PAN-294767: ENGAGEMENT WITH CENTRAL COAST COUNCIL FOR A BUS DEPOT 7A-11 RACECOURSE ROAD, 5-9 FAUNCE STREET & 36 YOUNG STREET, WEST GOSFORD**

This letter has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of Waluya Pty Ltd (**The Applicant**) in response to the request from the Department of Planning for documented engagement with the Central Coast Council for the proposed bus depot development.

### **Overview**

Urbis and Waluya Pty Ltd met with officers of the Central Coast Council (CCC) on the 20th of March 2023 to discuss the proposed Bus Depot development in the Central Coast Local Government Area. The objective of the meeting was to review the proposed development and obtain preliminary feedback from CCC regarding its planning feasibility, engineering, environmental health, and ecology.

The attendees from CCC included Ross Edwards (Principal Development Planner), John Noakes (Engineer Coordinator), Jed Field (Senior Ecologist), Kristian Kovac (Senior Environmental Health Officer). CCC did not have access to various consultant reports prior to consultation but was guided by the assessment within the Statement of Environmental Effects (SEE) and Architectural Plans.

CCC has expressed their overall support for the proposed bus depot development, acknowledging that the extensive consultation conducted with leading agencies has provided a robust planning application. The formal meeting minutes were documented by CCC and are expected to be provided two weeks post-consultation.

### Planning Commentary

CCC is broadly supportive of the proposed bus depot and the planning permissibility for its development. Council has carefully reviewed the plans and has determined that it will provide significant benefits to the local community. The bus depot will improve public transportation, reduce traffic congestion, and create new job opportunities for residents.

### Engineering

Central Coast Council engineers have reviewed the plans for the proposed development and believe that it is intended to comply with all relevant statutory requirements based on the information provided. The CCC engineers examined the technical specifications, drawings, and assessment within the SEE regarding the proposed development and have determined that they meet the necessary standards. Clarification has been requested by CCC to understand the impact of the development to the existing pipe infrastructure identified on site. Further investigation is being undertaken by Waluya and relevant consultants to mitigate the potential impacts caused by the development specifically sewer and stormwater management.

### Environmental Health

CCC has undertaken a comprehensive review of the environmental health items within the SEE related to the proposed development, including site contamination and the proposed use of diesel tanks. While there are some concerns regarding these issues, CCC believes that the development will comply with all relevant statutory requirements assuming that the various consultant reports will answer questions raised.

### Ecology

CCC has reviewed the information provided within the SEPP regarding ecology, specifically the retention and removal of trees and the impact of the Koala SEPP legislation on site. While there are some concerns regarding these issues including the retention of biodiversity, CCC believes that the statutory requirements will be met once they can review all relevant reports in due course.

### **Application documentation**

As noted earlier, CCC would reasonably expect any application to include an extensive technical plans and documentation. To that end, it was confirmed that the following plans and documents formed part of the application:

- Aboriginal Assessment Travers
- Accessibility Advice MG&C
- Acoustic and Vibration Impact Assessment E-Lab
- Arboriculture Impact Assessment Travers
- Architectural Design Report DEM
- Architectural plans DEM
- BCA Advice Philip Chun & Associates
- Biodiversity Development Assessment report Travers
- Bushfire Report Travers
- Civil DA Drawings AT&L
- Civil Design Report AT&L
- Construction Management Plan AT&L
- Cost summary advice Newton Fisher
- Fire Engineering Advice E-Lab
- Flood Impact Assessment AT&L
- Geotechnical and Site Investigation Report Stantec
- Landscape Plan Studio IZ
- Plan of Management Urbis
- SEPP 33 Report Riskcon
- Survey plan NA

- Traffic and Parking Review Stantec
- Waste Management Plan Elephants Foot

It was confirmed in the meeting that the scope of documentation provided with the application was both extensive and suitable in nature.

#### **From Here**

It was understood that the full application package would be forwarded across by the Department to CCC for formal comment in due course, as part of standard referrals. It was agreed that the applicant would provide a copy of the documentation at this time (which has been done), to assist preliminary assessment and on-going engagement.

We trust this provides a suitable record of engagement with CCC at this time, which we can confirm has been positive in its nature. We have appreciated the support from Central Coast Council thus far and remain committed to working closely with them in the future.

Kind Regards,

A handwritten signature in black ink, appearing to read "Summer Harrison".

Summer Harrison  
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