

Our ref: SUB23/52137

The Resident(s)
3 Cutler Drive
WYONG NSW 2259

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



29 June 2023

Subject: 41-43 Owen Avenue, Wyong

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 41-43 Owen Avenue, Wyong and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with a new 2-storey seniors housing development that better suits the needs of residents. This will include:

- 6 homes in total – 2 x one-bedroom units and 4 x two-bedroom units
- 4 on-site car parking spaces
- landscaping and fencing across the site

What is happening now?

We have recently completed a detailed design process for 41-43 Owen Avenue. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- shadow diagrams
- proposed materials and colour finishes.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: **CommunityEngagement@facns.nsw.gov.au** or phone: **1800 738 718**.

All feedback should be received **by 24 July 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Cotterill".

Carmen Cotterill
a/Manager, Community Engagement
NSW Land and Housing Corporation

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Department of Planning and Environment

Our ref: SUB23/52141

David Farmer
Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

30 June 2023

Subject: Notice of proposed residential housing – Attention: Planning

Dear Mr Farmer

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite Council's written comments on the development proposal:

Property: 41-43 Owen Avenue, Wyong
Lots 67 & 68 in DP 529880

Proposal: Demolition of 2 dwellings and construction of a seniors housing development containing 6 dwellings, comprising 2 x 1-bedroom and 4 x 2-bedroom units, parking for 4 vehicles, associated site works and landscaping, and consolidation of 2 lots into a single lot.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed for Council's review and comments:

- | | |
|-------------------------------------|-------------------------------------|
| • Survey plan | • BASIX & NatHERS Certificate |
| • Site analysis plan | • Building Code of Australia Report |
| • Architectural plans | • Access Report |
| • Demolition plan | • Arborist Report |
| • Block analysis plan | • Geotechnical Report |
| • Landscape plan | • Traffic Report |
| • Stormwater plan | • Waste Management Plan |
| • Erosion and sediment control plan | • Flood Risk Management Plan |

Please email Council's comments to Deborah Gilbert, Planner, LAHC at Deborah.Gilbert@facns.nsw.gov.au by **24 July 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at CommunityEngagement@facns.nsw.gov.au.

Department of Planning and Environment

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Cotterill".

Carmen Cotterill

a/Manager, Community Engagement
NSW Land and Housing Corporation



31 July 2023

Carmen Cotterill
a/Community Engagement Manager, Partnerships and Communications
Land and Housing Corporation
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Via: communityengagement@dcj.nsw.gov.au

Dear Sir/Madam,

Proposal: Seniors Housing Development
Property: No. 41-43 Owen Avenue, WYONG NSW 2259

I refer to your email on 30 June 2023 and provide the following comments on the proposed development.

Council raises the following concerns with the proposed development:

Planning

- Part 5, Division 4, Section 93 of *State Environmental Planning Policy (Housing) 2021* requires seniors housing to exhibit adequate access to facilities and services. The Statement of Environmental Effects (SEE) must address this.
- Visual privacy will need to be addressed pursuant to the conditions stated in section 2.2.7.2.1 of the *Central Coast Development Control Plan 2022*.
- It appears that excavation of more than 1000mm is proposed within 1000mm of a boundary which is not contrary to section 2.2.9.1 (a) of the *Central Coast Development Control Plan 2022* (CCDCP 2022).
- The site's rear setback is 3800mm which is a 700mm, or 15.5% variation of the requirements of Section 2.2.5 (c)(i) of the DCP.
- The site is also burdened by a 150mm sewer gravity main. In accordance with section 2.2.9.1 (c) of the DCP, Council is likely to preclude fill within this easement.
- Section 2.2.5, (g), (i) of the DCP requires that, as the development is situated on a corner lot, plans must exhibit compliance with sight preservation lines.



Engineering

- The proposed seniors living project will be required to consider the *Central Coast Council Local Environmental Plan* Clause 7.23.
- The map below indicates depth of flooding by overland flow in the PMF:



- The PMF levels vary across the site - the boundary to Owen Avenue varies between RL 10.0m AHD and RL 9.84m AHD and drops to RL 8.7m AHD along the eastern boundary.
- The development's habitable floor levels will therefore need to be raised to or above the PMF level to satisfy the LEP clause 7.23.
- The drainage line is to be connected to the existing storm water pipe (900mm) located along Cutler Drive via the construction of a new stormwater pit.
- A new stormwater pit will also enable a direct connection to the existing drainage system, allowing for the On-Site Detention to be removed.

Waste Management

Site Prep / Demolition:

- Clarification around the Waste Management Plan. Clarify if units are in Volume = m³ or Weight = tonnes.
- Clarification around the timber section indicated 15 - only given options for 10?
- Considerations for recycle / re use options for excess fittings generated during demolition stage.
- Indicate on site plans travel path for HRV to access site and stockpile locations, Truck should enter in a forward direction, turn around on site and leave in a forward direction.

Construction:

- Stockpile / Bin locations for excess materials to be shown on plans.
- Travel path for HRV to access site and the bins

Occupancy:

- Interim storage location in each unit for the daily accumulation of waste and recycle materials e.g., a bin cupboard in the kitchen.
- Clarification on if each of these units will be individually rated, and if so, each unit will be entitled to a waste service and the associated MGB's.
- Travel path from each unit to designated storage point to be shown on plans.
- Fully dimensioned storage area – large enough to accommodate all proposed bins for the development and indicate on plans the proposed number of bins, consideration for future FOGO collection should be included in the waste storage area.
- Current plans indicate only 11 bins, this is an insufficient number of bins for the number of proposed units in this development.
- Identify on the plans a collection point or areas for the bins to be serviced, noting that there are two bin storage areas then potentially there will need to be two collection points.
- Travel path for all bins from storage area to collection point must be detailed.
- WMP indicates a "Designated Person" will take the bins to the kerb. Council requires more clarification on the designated person – for example: is it a strata manager, grounds keeper or the residents?

Water & Sewer

- Additional water service and sewer junction for the units and an existing single point of connection to be provided to the land.
- The average depth of sewer main is 950 mm and the driveway is in the Proximity of Sewer Pipeline. The retaining wall will be over the sewer main, the sewer pipe relining is required between manholes NA1DE and NA02.
- One of the sewer junctions can be disconnected, but it cannot be cut off as it services the 3 Cutler Drive property as well.
- The sewer junction will need 1.5m radial clearance.

Conclusion

Subject to satisfying the matters outlined above, Council raises no concerns in relation to the proposed development. However, it is noted, that in its current form, the proposed development is not supported by Council.

Should you have any questions please contact the undersigned on 0439 136 835 or via email alexander.batten@centralcoast.nsw.gov.au

Regards,



Antonia Stuart

Section Manager

DEVELOPMENT ADVISORY SERVICES

From: Mark Dowdell <Mark.Dowdell@centralcoast.nsw.gov.au>
Sent: Wednesday, 13 September 2023 2:18 PM
To: Deborah Gilbert
Cc: Nathan Broadbent
Subject: RE: PMF levels - 41-43 Owen Avenue, Wyong - Part 5 Statutory Notification - Seniors Housing

This Message Is From an External Sender

This message came from outside your organization.

Hi Debra,

I have spoken with Nathan Broadbent from Accor today and concur with their flood assessment for the PMF and proposed floor level for the project.

Regards

Mark Dowdell

Principal Development Assessment Engineer

Development Engineering

Central Coast Council

P.O. Box 20 Wyong, NSW 2259

t: 02 4350 5301

m: 0409 156 462

e: Mark.Dowdell@centralcoast.nsw.gov.au



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"We acknowledge the Traditional Custodians of the land on which we live, work and play. We pay our respects to Elders, past, present and emerging and recognise their continued connection to these lands and waterways. We acknowledge our shared responsibility to care for and protect our place and people."

From: Deborah Gilbert <Deborah.Gilbert@facs.nsw.gov.au>
Sent: Wednesday, 13 September 2023 11:23 AM
To: Mark Dowdell <Mark.Dowdell@centralcoast.nsw.gov.au>
Cc: Andrew Dewar <Andrew.Dewar@centralcoast.nsw.gov.au>; Pat Petrulla <Pat.Petrulla@facs.nsw.gov.au>
Subject: RE: PMF levels - 41-43 Owen Avenue, Wyong - Part 5 Statutory Notification - Seniors Housing

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Hi Mark,

Hope all is well.

Just following up regarding the PMF flood levels for the proposed seniors housing development at 41-43 Owen Avenue, Wyong. LAHC's consultant flood engineer has been in contact with Council's flood management team who have verbally indicated that they accept the conclusions of the submitted flood report (attached) and advise that raising the proposed finished floor level would not be necessary.

It would be appreciated if Council could please provide written confirmation that the flood report is supported and the proposed finished floor levels are acceptable.

Please feel free to contact me should you have any queries or require further information.

Kind regards,

Deborah Gilbert

Team Leader, Planning and Assessment
Portfolio Services
NSW Land and Housing Corporation
Department of Planning and Environment

M 0455 331 996 **E** Deborah.Gilbert@facns.w.gov.au
dpie.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Deborah Gilbert

Sent: Friday, 18 August 2023 3:30 PM

To: Mark.Dowdell@centralcoast.nsw.gov.au

Subject: PMF levels - 41-43 Owen Avenue, Wyong - Part 5 Statutory Notification - Seniors Housing

Hi Mark,

Thanks for your time on the phone this afternoon.

As discussed, the PMF levels referred to in your comments below differ from those contained in Council's Flood Information Certificates for the site, as well as the predicted PMF levels advised in the Flood Risk Management Plan prepared by Acor consultants (copy attached). It is understood this may be due to the sloping nature of the site and some anomalies in the flood modelling.

It would be appreciated if you could please discuss the PMF levels with Council's Floodplain Management Team and advise the levels applicable to the proposed development, so that the appropriate finished floor level can be confirmed.

Please do not hesitate to contact me should you have any queries or require further information.

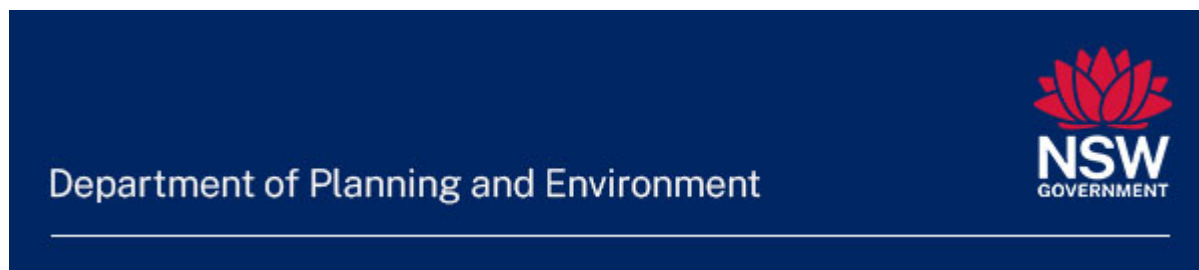
Kind regards,

Deborah Gilbert

Team Leader, Planning and Assessment
Portfolio Services
NSW Land and Housing Corporation
Department of Planning and Environment

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