

**Attachment 2 – Pre DA Minutes**  
**RECORD OF PROFESSIONAL CONSULTATION MEETING**

**DETAILS OF APPLICANT**

Name	Robert Orr (John R Brogan & Assoc P/L), Andrew O'Neill				
Phone No	9221 2833	Fax No	9251 4741	E-mail	jrb@brogans.com.au

**MEETING DETAILS**

Date	Friday 20 November 2009	Time	10:30am
Place	1st Floor Meeting Room		

**PROPOSAL**

**New Bulky Goods Retail and Trade Store with associated Car Parking**

**PROPERTY DETAILS**

Owner	Executive Estates Pty Ltd				
Lot No	52	DP	1108800	Zonings	Business Special 3(b) under GPSO
Address	5 Yallambee Ave West Gosford				
Previous Approvals	DAs	20254/2003 30315/2006 30672/2006	BAs		CAs

**ATTENDEES**

Development Planners	Fred Dobbs, Robert Eyre, Peter Pegg
Development Engineer	Tony Favetta
Water & Sewer Officers	Rick Brockelhurst/Pillai

**ISSUES**

Planning Issues	Traffic
Engineering	Advertising Signage
Water & Sewer	Waste

## MINUTES

### Planning

1. Zoning 3(b) under GPSO-applicable clauses 10 and 29B, FSR maximum 1:1
2. Zoning under proposed Draft LEP and provisions may be applicable if application submitted after Council has obtained S65 Certificate and placed on public exhibition. Council has now obtained the s65 Certificate. The date of proposed exhibition is commencing 10 February 2010.
3. Joint Regional Planning Panel (JRPP) is consent authority as value exceeds \$10 million
4. Applicable planning controls
  - SEPP (Infrastructure),
  - SEPP 14 (Wetlands),
  - SEPP 19(Urban Bushland),
  - SEPP 33 - Hazard & Offensive Development 9May be applicable depending on materials/volumes etc)
  - SEPP 55 (Contaminated Land),
  - SEPP 71 - Coastal Protection
  - SEPP 64 - Advertising Signage
  - GPSO clauses 10 and 29B,
  - DCP 82 RTA Depot West Gosford,
  - DCP 106 Waste Management,
  - DCP 111 Car Parking,
  - DCDCP 115 Building in flood Liable areas.
  - DCP 159 - Character
  - DCP 165 - Water Cycle Management
  - CP164 - Gosford (Contributions will apply)
  - DCP 163 - Geotechnical Requirements for DA's
5. DA guide should be referred to regarding requirements for submission of application. Available from Council's website.
6. Acoustic Report required particularly addressing relevant noise impacts on adjoining residential areas to west and retirement villages to east.
7. The visual impact on nearby residents should be addressed. Landscaping proposals and setbacks should be appropriate to minimise impacts. Full landscaping plan required showing both hard and soft landscaping, fencing locations and type, plant material and quantity prepared by a suitably qualified professional.
8. Referral to RTA required under SEPP Infrastructure. Traffic report required addressing relevant traffic issues and proposed car parking.
9. Landscaping recommended to screen western boundary from adjoining residential areas
10. Car parking / landscaping should consider pervious paving and landscaping throughout parking areas.

11. Recommend avoiding sewer line, easements and SEPP 14 wetland areas. See if Department of Planning has or will do mapping to fix mapping error.
12. External finishes/colours required and should be compatible with locality
13. Survey plan and site analysis required (Refer DA guide for details)
14. Car parking required at rate of 1 space per 45m<sup>2</sup> of gross floor area (as per furniture and building materials showroom).
15. As works are proposed on a site within 40m of a water body, a Controlled Activity Approval will be required from the NSW Office of Water, PO Box 2213, Dangar, NSW, 2039. In this regard contact Mr Algis Sutas on 4348 5014. If the application is submitted as an Integrated application requiring this consent, the application should be accompanied by the relevant Integrated fee with cheque of \$250.00 made payable to NSW Office of Water plus cheque to Council in sum of \$110.00 (the relevant administration charge for integrated approval).
16. Building setbacks should be reflective of existing setbacks on adjoining sites. Should be a variable setback over long frontages, as well as architectural appearance / articulation etc. Minimum 10m setback to foreshore.
17. Proposed advertising signage should be submitted as part of the DA. Relevant requirements include SEPP 64 - Advertising Signs.
18. Note no vehicular access to Kulara Ave permitted under DCP 82.
19. Compliance with the BCA required.
20. Consult with RTA on traffic issues and proposed impact of works to upgrade the intersection of Central Coast Highway and Brisbane Water Drive.
21. Visual impact will be important when viewed from Yallambee Road, the cycleway along Fagans Bay, the residential areas to the west and Retirement Villages to the east.
22. Address the social and economic impacts, including employment generation.
23. Future sea level rise.
24. S94 Contributions applicable (CP164)

#### **Engineering (Incl Water & Sewer) Comments**

25. Any piling for building foundations may have to be bored rather than driven if vibrations are likely to affect sewer mains.
26. Stormwater runoff should **not** be directed to western drainage easement
27. Access to Sewer pump station to be maintained.

#### **Road, Access and Traffic**

- Traffic report required to address traffic generation of the proposed development and impact on the surrounding road network, including the intersection of Central Coast Highway and Yallambee Avenue. (Analysis of other intersection may also be requested by RTA). Traffic study to also include among other things, location of RSL access in relation to

proposed/existing access associated with the development, potential queue lengths in Yallambee Avenue at access point. Servicing arrangements to be addressed for this development and other affected developments e.g Spotlight, Officeworks.

- Application will require referral to RTA on basis of SEPP infrastructure. Regional Development Committee (traffic) would be required.
- All vehicles to enter and exit development in forward direction.
- Service vehicles to be addressed. AS2890.2 19m Articulated vehicle to be used for the semi trailers. Swept turning paths to be provided throughout the development, and forward reverse templates to be indicated for the loading/service docks. Swept turning paths to be also provided verifying that the access arrangements for Officeworks, Spotlight, and Anaconda will be satisfactory as the concepts provide will be altering the present arrangements. Concurrence is to be provided from the owners of the other affected businesses concurring to the altered arrangements.
- Car parks and access arrangements to comply with AS2890.
- No vehicular access permitted to Kulara Avenue.
- A signage and linemarking plan to be provided with the application.
- Applicant advised to contact the RTA (Woy Woy) for preliminary comments in relation to their proposal.
- No development permitted that would obstruct Council access to the sewer pump station from the ROW from Kulara Avenue.

### **Flooding and Drainage**

- The site is affected by flooding from Brisbane Water. The current 1%AEP (1 in 100 year) flood level for the site is RL 1.95m AHD. The minimum floor level requirement is RL2.45m AHD.
- It is preferable to have car parks filled up to the 1%AEP flood level. The maximum depth of ponding permitted in the car park is 200mm.
- No development/structures permitted over Councils drainage easement, i.e., western easement to drain water.
- Historically Council has received complaints of the open channel located within the easement to drain water within the western part of the site causing nuisance flooding to adjoining properties to the west of the site. The previous application was required to address this channel in detail. Likewise with this proposal, a flood/drainage study analysing the impact of the proposed development on this channel and neighbouring properties is to be submitted with the application. The study is to verify that the proposed development will not increase flood levels by more than 10mm (Council standard). The drainage study is to include the culverts at Kulara Avenue and beyond to the outlet in Fagans Bay. Rather than discharge stormwater from the site from the development into this channel, alternative drainage systems should be provided together with secondary flow paths to drain to Fagans Bay. These can be provided via the proposed car park areas and internal road system.
- Existing interallotment drainage system and easement is proposed to be constructed over. The development will need to address how this system is being realigned to avoid structures over it. The secondary flow path from the Spotlight site needs to also be provided and details submitted to address this.
- All secondary flow paths to cater for 1%AEP flows.
- Survey information to be provided with the DA indicating existing ground levels for the site and adjoining properties.
- At the meeting advice was provided that further information/comments associated with the Lower Narara Creek Floodplain Management Plan would be added to the minutes. In this regard the following is provided:  
The Lower Narara Creek Floodplain Management Plan indicates the following controls/requirements:

- Extensive filling should be carefully considered because it could be detrimental to flood levels and local drainage.
- Large development proposals would require careful examination to prevent increases in flood levels.
- When construction to a specified floor level is required only the building plan area should be filled.

#### **Water & Sewer**

- The site has a rising main contained within a 5m wide easement. Council's guidelines to building over or near Council water & sewer mains (BOS) does not permit development over rising mains or within associated easements. If it is proposed to relocate the rising main then engineering plans for the design are to be submitted with the DA lodgement for assessment by Council's Water & Sewer Directorate. The previous DA required upgrading of the size of the rising main. Council would contribute to the upgrading cost only for the increased main size not relocation costs and/or easement adjustments.
- The site has a sewer gravity main located across the southern portion of the site. Council's records indicate that this main is in the vicinity of 3.35m - 4.1m deep.
- The site has a sewer gravity main along the western side of the site (eastern side of drainage channel?). Council's records indicate that this main is in the vicinity of 2.16m - 3m deep.
- Applicant to contact Council's Water & Sewer Directorate in relation to development proposed over/near the sewer gravity and rising mains.
- Development to be in accordance with Council's BOS guidelines.
- If it is proposed to relocate any mains, easements, advice to be sought from Council's Water & Sewer Directorate as to their requirements. (Note the existence of acid sulphate soils in the area.)
- The sewer pump station may emit unpleasant odours on occasion.
- S307 contributions under the Water Management Act 2000 are applicable.
- 1.2m clearance from centre of manholes
- Water supply for Fire Fighting to be determined. Water storage on site.
- Dual power supply to pump station.
- Any piling for building foundations may have to be bored rather than driven if vibrations are likely to affect sewer mains.
- Rick Brocklehurst also gave advice in relation to issues associated with the pump station, stack vent (may need to be raised), 450 diameter rising main, gravity mains, electricity supply to the pump station, filling issues over the rising main, relocation issues associated with the rising main and easements.

#### **Environment Comments**

28. SEPP 14 - Coastal Wetlands & SEPP 55 - Remediation of Land Section 5A of *EP&A Act 1979*
29. The southern portion of the site fringing Fagans Bay is classified as SEPP 14. This area encompasses part of the site that has been previously filled. Notwithstanding, any application will require an EIS and be classified as Designated Development. A previous application (DA20254) completed an EIS for this area (see Don Fox Planning, Project No. 5358, May 2003). The EIS also addressed the clearing of vegetation (mangroves) within the SEPP 14 wetland area for the construction of stormwater outlets. As part of the previous EIS a Flora & Fauna Assessment (Conacher Travers, Ref:2178, May 2003) was also undertaken that addressed s5A of the *EP&A Act 1979*.

30. The following information will be required;

- An EIS for the SEPP 14 Wetland area;
- A Flora & Fauna Assessment underpinning the EIS addressing s5A of the *EP&A Act 1979* (including addressing potential roosting of threatened micro bats in abandoned buildings)
- The appropriate management and discharge of stormwater will be required to be addressed within the EIS;
- Contamination Report addressing SEPP55.

#### **Waste & Emergency Comments**

31. The 7 page Waste Management Plan on Council's website must be fully completed, signed and dated by the applicant. This will show the estimates for demolition and construction waste as well as for the ongoing generated waste and recyclables
32. The amount of waste/recyclables will be estimated enabling the numbers of bulk bins to be determined. OH&S considerations need to be addressed for bins over 1.5m<sup>3</sup> unless front loading waste trucks are used
33. It must be demonstrated that the SWEPT truck turning path using AUSTROADS template for a single unit truck of 12.5m radius & turning speed of 5 kph will comply when negotiating all corners within the development and when connecting with the external road system
34. The applicant is to provide a cross sectional drawing of the enclosure demonstrating the internal dimensions and the layout of the bulk waste & recycling bins. This will be designed for a 1m corridor and a 250mm spacing within the waste enclosure

#### **NOTE**

This is a pre application meeting only. The details are intended to guide the applicant in the preparation and lodgement of a formal development application. The proposal has undergone preliminary assessment only. Further issues may become apparent, and additional information may be required from the applicant during the formal assessment phase. This meeting in no way infers nor implies that development consent will be granted to this proposal. Applications as indicated above may not reflect the full development history of the property. Should a full development history be required a search application and fee will apply.

**Signed:** Fred Dobbs / Robert Eyre

**Date:** 20 November 2009