

Planning Report

Statement of Environmental Effects

Stages 6 & 7 Warnervale Town Centre
Sparks Road and
Hakone Road, Woongarra

Client

Lirun Developments Pty Ltd

Issued

28/02/2020



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Issued: 28/02/2020

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Water Resource Engineering
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Landscape Architecture
Project Management

Revision Table

Rev	Description	Date	Authorised
A	SEE by TIN	July 2018	KH
B	Updated Lot Layout	18/02/2020	KH
C	Stormwater Description	28/2/2020	KH

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Appendix D:	Compliance Statement – Stage 5, Lot 32 DP 1198972, 121 Sparks Rd, Woongarra, Prepared By Travers Bushfire & Ecology (Ref: A17211f), Dated 24 April 2018;
Appendix E:	Aboriginal Heritage Information Management System Due Diligence Search (200m And 1,000m), 26 February 2020;
Appendix F:	Bushfire Protection Assessment Proposed Subdivision (Stage 6 – 10) Warnervale Town Centre 99-107 Sparks Rd And 236-260 Hakone Road, Woongarra Under Section 100B Of The Rural Fires Act (1997) Prepared By Travers Bushfire & Ecology (Ref: 18colli04), July 2018;
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Appendix L:	Warnervale Town Centre Stages 6 - 7 Residential Precinct Subdivision Civil Engineering Package, Including a Report, Prepared By Northrop Consulting Engineers, Job Number 171245-01 Revision 3, dated 27/2/2020;
Appendix M:	Plan of Subdivision (Showing Surrounding Stages) of Lots 31 & 32 DP 1198972, Lot 41 DP 1200210, Lots 51 & 52 DP 561032, Lot 5211 DP 1200804, Lot 1 DP 376264, Lots 54 & 55 DP 7527, Lot 1 DP 375715 and Lot 1 DP 371647 99 - 121 Sparks Road & 236 - 260 Hakone Road, Woongarra (Ref No. 58451) Prepared By Bannister & Hunter Pty Ltd, Revision A, 16 July 2018;
Appendix N:	Plan of Subdivision of Lot 1 Dp 376264, Lot 1 DP 375712, Lot 41 DP 1200210, Lots 54 & 55 DP 7527, & Lots 51 & 52 DP 561032 Sparks Road and Hakone Road, Woongarra, (Ref No. 58451) Prepared By Bannister & Hunter Pty Ltd, Revision D, 26 February 2020.

1. INTRODUCTION

1.1 Owner and Applicant

Owner: Central Coast Council

Applicant: Colliers International Project Leaders
225 George Street
Sydney 2000
Phone: 0412 462 046
Contact: Robert McGuinness

1.2 Property Description

The Site subject to this Development Application (DA) is known as Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 and 52 DP 561032 and Lot 54 and 55 DP 7527 Sparks Road and Hakone Road Woongarra within the Central Coast Local Government Area in New South Wales.

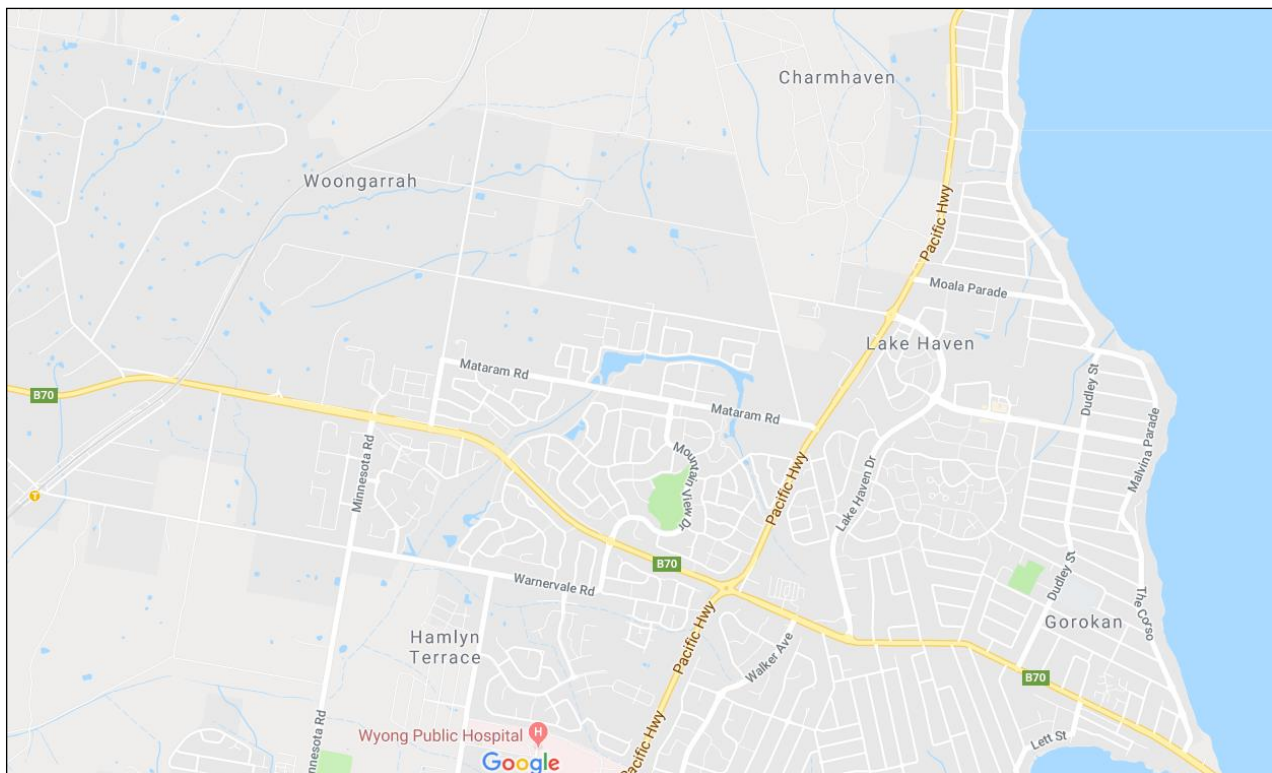


Figure 1: The general Location of the Site – Sparks Road and Hakone Road, Woongarra
(Source: Google Maps 2018)

The Site is vacant and mostly vegetated. The Site is located within the Warnervale Town Centre which has been subject to several investigations through preparation of a State Significant Site study to rezone the site for urban purposes and the preparation of the Warnervale Town Centre Development Control Plan.

The Site is zoned R1 General Residential, B2 Local Centre, B4 Mixed Use, RE1 Public Recreation, E2 Environmental Conservation and E3 Environmental Management under the provision of the Wyong Local Environmental Plan (WLEP) 2013. The RE1 (Hilltop Park) does not form part of this application and is subject to a separate subdivision application being managed by others.

The Site is bordered by Hakone Road in the north and Sparks Road to the south. The south eastern boundary is adjacent to Mackillop Catholic College and the northern railway line is located to the west of the site. Further to the east and south east are residential subdivisions. Existing access to the site is off Sparks Road.

The Site is biodiversity certified with the Minister of the Environment conferring Biodiversity Certification on the Warnervale Town Centre on 30 January 2014. The certification remains in force for a period of 25 years.

Council's online mapping identifies the Site as being bushfire prone, unaffected by acid sulphates does not contain an item of heritage significance and is not located within a heritage conservation area. The Site is located within the Warnervale Town Centre Urban release area.

Council's reticulated water mains supply and sewerage services are capable of augmentation to service the future development of the Site.

A Cadastral Records Enquiry Report is included as Appendix A which identifies relevant Deposited Plans.

1.3 Current and Adjacent Land Uses

Under the provisions of the WLEP 2013, the property is zoned R1 General Residential, B2 Local Centre, B4 Mixed Use, RE1 Public Recreation, E2 Environmental Conservation and E3 Environmental Management under the provision of the WLEP 2013.

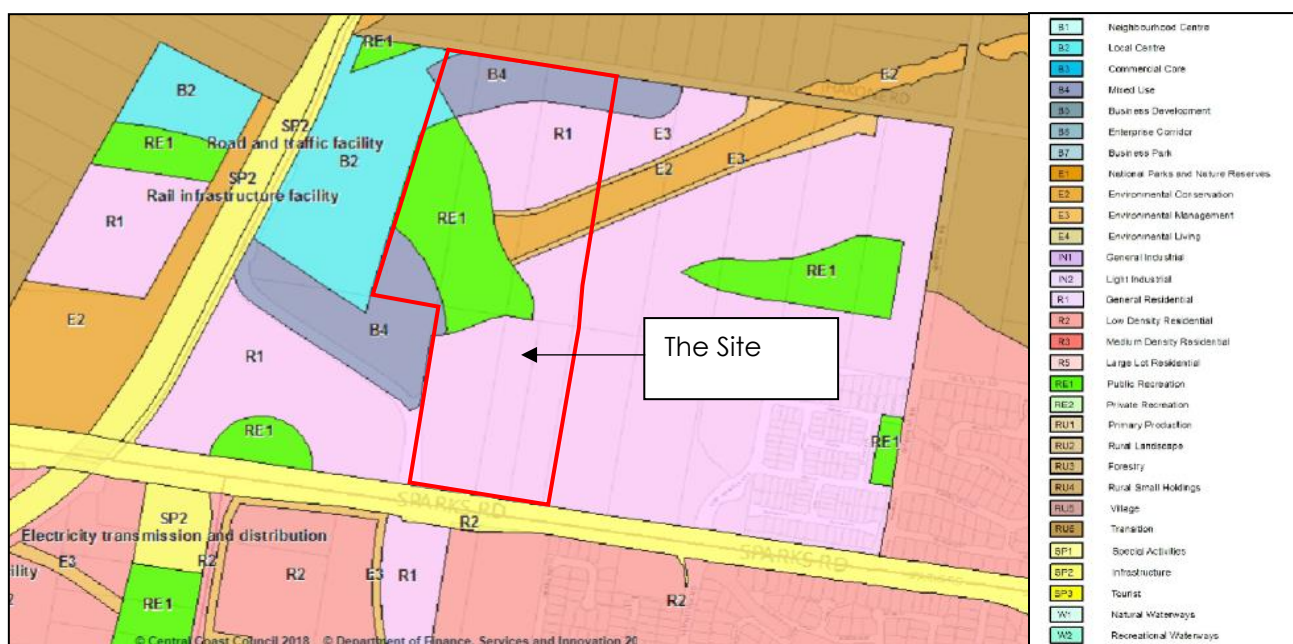


Figure 2: Land Zoning
(Source: Central Coast Council LEP Mapping)

Land to the immediate north is zoned RU6 Transition and to the south and further east R2 Low Density Residential zoned land. The Hill Top Park (RE1) is located to the north west of the site and Mackillop Catholic College and Warnervale Super Clinic are near east of the site along Sparks Road. The site is located within the Warnervale Town Centre.

A plan showing the site and surrounding stages is included as Appendix M.

1.4 Previous Dealings with Council

A pre-Development Application (DA) meeting was held at the Central Coast Council Wyong chambers on Thursday 10 May 2018.

Stages 6 – 10 were discussed and, which at the time consisted of 273 lots and a residual open space area. The proposal has been staged and this application involves the development of the southern portion of the site, being Stages 6 - 7 including clearing of most of the Site. A separate DA for the development of the northern portion of the Site (Stages 8 – 10) will be a separate development application, which will be lodged with Council soon.

Nonetheless, matters relevant to stages 6 – 7 that were raised in the pre-DA meeting have been addressed in this submission.

A copy of the pre-lodgement meeting minutes is included as Appendix B.

1.5 Proposed Development

The development proposal involves the staged subdivision of Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 and 52 DP 561032 and Lot 54 and 55 DP 7527 Sparks Road and Hakone Road Woongarra, including vegetation clearing of most of the Site.

The development proposal consists of a two staged Torrens Title Subdivision (Stages 6 and 7) creating a total of 101 residential lots, one (1) larger residential lot for future development (proposed Lot 601), one (1) residue lot (containing a B4 Mixed Use portion) and one (1) lot for Easement and basin purposes.

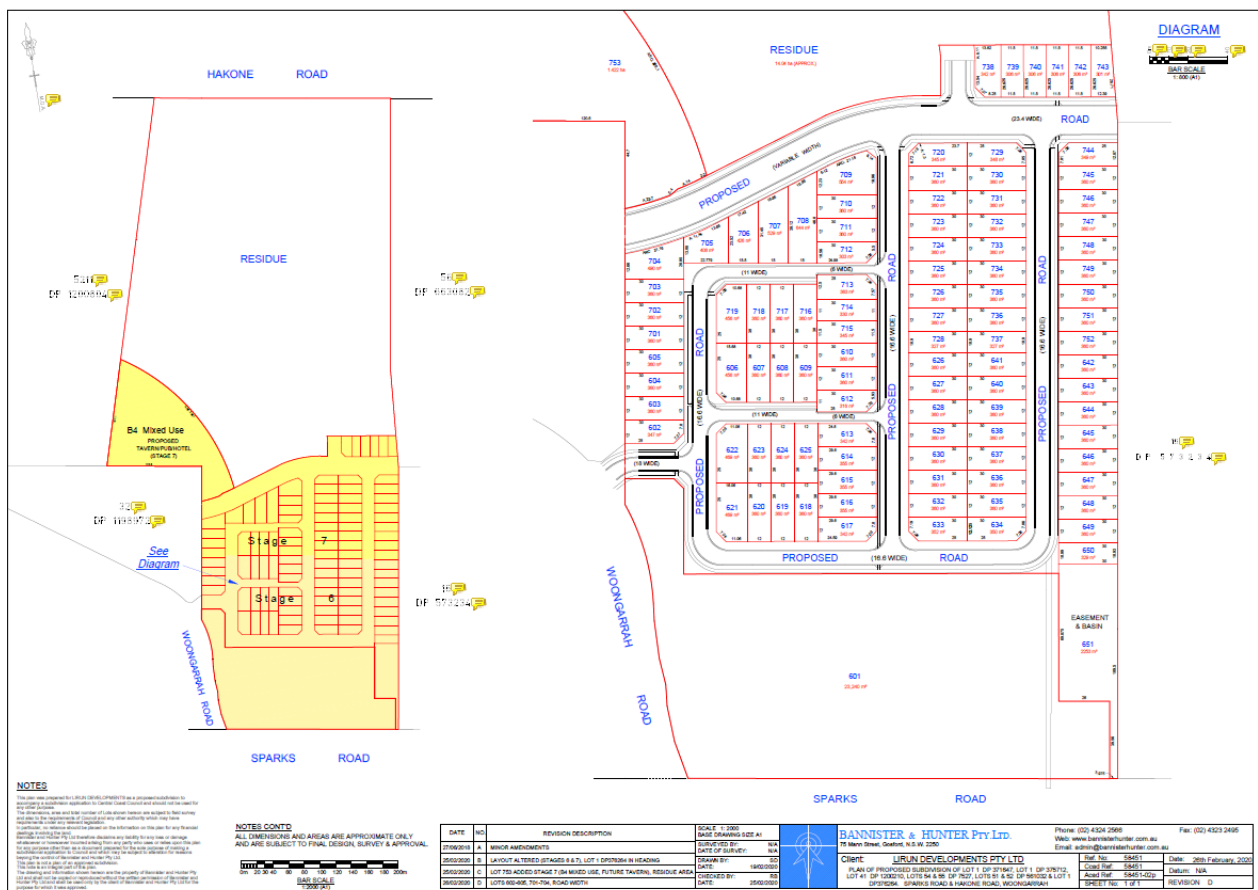
Details of the proposed stages and allotments are tabulated below:

Stage 6					
Proposed Lot	Proposed Area m ² (approx.)	Zoning	Proposed Lot	Proposed Area m ² (approx.)	Zoning
601	23,137	R1- Residual Lot for Future Development subject to Separate DA.			
602	347	R1	627	360	R1
603	360	R1	628	360	R1
604	360	R1	629	360	R1
605	360	R1	630	360	R1
606	450	R1	631	360	R1
607	360	R1	632	360	R1
608	360	R1	633	352	R1
609	360	R1	634	350	R1
610	360	R1	635	360	R1
611	360	R1	636	360	R1
612	316	R1	637	360	R1
613	342	R1	638	360	R1
614	355	R1	639	360	R1
615	355	R1	640	360	R1
616	355	R1	641	360	R1
617	342	R1	642	360	R1
618	360	R1	643	360	R1
619	360	R1	644	360	R1
620	360	R1	645	360	R1
621	469	R1	646	360	R1
622	489	R1	647	360	R1
623	360	R1	648	360	R1
624	360	R1	649	360	R1
625	360	R1	650	329	R1
626	360	R1	651	2,253	R1 – Temporary Stormwater Basin

Table 1: Stage 6: Proposed Lot Number, Approximate Area and Zoning

Stage 7					
Proposed Lot	Proposed Area m² (approx.)	Zoning	Proposed Lot	Proposed Area m² (approx.)	Zoning
701	360	R1	749	360	R1
702	360	R1	750	360	R1
703	360	R1	751	360	R1
704	536	R1	752	360	R1
705	408	R1	753	Residue Lot	
706	426	R1			
707	529	R1			
708	644	R1			
709	554	R1			
710	360	R1			
711	360	R1			
712	303	R1			
713	363	R1			
714	330	R1			
715	345	R1			
716	360	R1			
717	360	R1			
718	360	R1			
719	456	R1			
720	345	R1			
721	360	R1			
722	360	R1			
723	360	R1			
724	360	R1			
725	360	R1			
726	360	R1			
727	360	R1			
728	327	R1			
729	348	R1			
730	360	R1			
731	360	R1			
732	360	R1			
733	360	R1			
734	360	R1			
735	360	R1			
736	360	R1			
737	327	R1			
738	342	R1			
739	306	R1			
740	306	R1			
741	306	R1			
742	306	R1			
743	301	R1			
744	349	R1			
745	360	R1			
746	360	R1			
747	360	R1			
748	360	R1			

Table 2: Stage 7: Proposed Lot Number, Approximate Area and Zoning



2. STATUTORY CONSIDERATIONS

2.1 Threatened Species Conservation Act 1995 (TSC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The ecological impact of the proposed development in accordance with section 126I of the Threatened Species Conservation Act 1995 (TSC Act) and the Environment Protection and Biodiversity Conservation Act (EPBC Act) have been previously assessed under DA/1273/2017.

As the land is bio certified, consideration of the likely impact of the development on biodiversity values listed under the TSC Act is not required. The certification in effect switches off the need to assess impacts on matters protected under the NSW Threatened Species Conservation Act. However, the biodiversity certification does not cover threatened species or ecological communities listed under the EPBC Act.

An EPBC Act ecological assessment, prepared by Travers bushfire ecology concluded "that the proposed subdivision is unlikely to result in a significant impact on any Commonwealth listed threatened or migratory species, population to threatened ecological communities. The proposed action will not have any significant impact on any matters of National Environmental Significance (NES). As such no further assessments or referrals are required under the Environment Protection and Biodiversity Conservation Act 1999" (Travers Bushfire and Ecology 2018, page 13).

An EPBC Act Ecological Assessment (Appendix C) and a Compliance Statement (Appendix D) have been prepared by Travers Bushfire & Ecology.

2.2 Environmental Planning and Assessment Act, 1979 (EP&A Act)

In NSW, assessment of development and its potential/perceived environmental impact is assessed against the requirements of the EP&A Act. Part 1 Section 1.3 of the Act define its objectives which, in summary, includes the proper management, development and conservation of the natural, built and social environment to achieve sustainable development outcomes.

The effect of biodiversity certification of the Site is that an assessment of the likely impact of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act.

With respect to bushfire assessment, the proposed development may be assessed under Section 4.14 of the Act, (Consultation and development consent for certain bush fire prone land). According to Council's online mapping, the whole of the property is bushfire prone. Further commentary to address the matter of bushfire is provided in the Bushfire Protection Assessment prepared by Travers Bushfire & Ecology in a report included as Appendix F.

Under Section 4.46 (former Section 91) of the EP&A Act, a development is Integrated if, for it to be carried out, it requires development consent from another authority other than the consent authority, being the Council. In this instance, the proposed development is Integrated requiring referral to and the concurrence of the NSW Rural Fire Service and Department of Industries – Land and Water (DPI – Land and Water).

Under Section 7.11 (former Section 94) of the EP&A Act, contributions may be required towards the provision or improvements of amenities and services. This will be conditioned by Council and identified in a Section 7.11 Contributions Schedule which will form part of the development consent.

Section 4.15 (former Section 79C) of the Act relates to the management of development in an environmentally responsible way. The Section outlines heads of consideration that may be relevant to a development proposal. In this instance, we believe the following matters are of relevance, and have been taken into consideration during the preparation of this proposal.

2.3 Environmental Planning Instruments

The following Environmental Planning Instruments are applicable to the subject land and have been duly considered in the preparation of this development proposal and application.

2.3.1 State Environmental Planning Policy No. 44 – Koala Habitat (SEPP 44)

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverses the current trend of koala population decline.

This Policy applies to the Central Coast Local Government Area (LGA), as per Schedule 1 of the SEPP, and as required, the likelihood of the Site to be 'potential koala habitat' has been assessed.

As previously reported the subject site is biodiversity certified therefore an assessment of the likely impact of the development on biodiversity certified land is not required for the purposes of Part 4 of the Environmental Planning and Assessment Act 1979.

2.3.2 State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The site is identified as containing part of the former landfill area shown in the Figure 4 below:



Figure 4: Aerial view of the site showing the former landfill area.

(Source: NSW Planning & Infrastructure)

DA/188/2015 was approved for the remediation of the site which includes a monitoring period. Remediation works aim to transform the area into a future public park, known as Hilltop Park, that will service the Warnervale Town Centre.

While the area subject to remediation is located within the subject site, it does not form part of Stages 6 - 7.

2.3.3 State Environmental Planning Policy Infrastructure 2007 (SEPP Infrastructure)

Numerous traffic assessments have been conducted for the proposed Warnervale Town Centre, including this site during the Planning Proposal stage and more recent applications to Council.

Although, Stages 6 - 7 propose less than 200 lots and direct access to a classified road (Sparks Road) is not proposed, a Traffic Assessment Report is included (Appendix I) which concludes the proposed residential development of the site can be supported on traffic planning grounds.

2.3.4 Wyong Local Environmental Plan (WLEP) 2013

Under the provisions of the WLEP 2013, the Site is zoned R1 General Residential, B2 Local Centre, B4 Mixed Use, RE1 Public Recreation, E2 Environmental Conservation and E3 Environmental Management.

In this instance, the proposed staged subdivision predominantly involves the R1 General Residential land and one B4 Mixed Use allotment. The RE1 land will remain within the northern residue allotment until the lot is excised from the Site (being managed by the landowner). The subdivision of the E2 and E3 zones will be addressed in Stages 8 – 10, although a Vegetation Management Plan is included (Appendix G) which proposes management of the retained vegetation within these zones only. The remainder of the site will be cleared on vegetation.

The consent authority must have regard for the objectives of the zone when determining a development application.

The objectives of the R1 General Residential zone are:

- *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 promote "walkable" neighbourhoods.*
- *To ensure that development is compatible with the scale and character of the local area and complements the existing streetscape.*

The objectives of the B4 Mixed Use zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To permit residential accommodation while maintaining active retail, business and other non-residential uses at street level.*
- *To encourage development that supports or complements the primary office and retail functions of the zone.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

The objectives of the R1 and B4 zones will be achieved as the proposed subdivision will provide residential allotments that will provide housing needs in accordance with the strategic vision of the area. The B4 zoned allotment will provide for a range of permissible uses that are in harmony with the B4 mixed use zone. The establishment of use on the B4 lot will be subject to a separate development application.

Although the proposed subdivision of the E2 and E3 portions of the site will occur in future stages and will be subject to a separate Development Application, the clearing of the land around these zones is proposed under this application, so consequently, the objectives of the E2 and E3 zones have been considered.

The objectives of the E2 zones are:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To protect endangered ecological communities, coastal wetlands and littoral rainforests.*

- *To enable development of public works and environmental facilities if such development would not have a detrimental impact on ecological, scientific, cultural or aesthetic values.*

The objectives of the E3 zones are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*

A Vegetation Management Plan for the E2 and E3 portion of the site includes several objectives for the management of retained bushland within this area, including:

- Revegetation of any poor or very poor condition areas;
- Bush regeneration of any remaining conserved native vegetation areas;
- Weed control targeting noxious and environmental weeds;
- Protection of significant bush rock outcrops;
- Protection of trees proposed to be retained;
- Manage the removal of hollow bearing trees within the proposed subdivision and enrichment of hollow-bearing resources within conserved areas;
- To undertake monitoring, auditing and maintenance activities to ensure an effective and a stable restoration outcome over a five (5) year period; and
- To ensure compliance with the conditions of consent and this VMP. (Travers bushfire & ecology, 2018, pages 2-3)

The objectives of the E2 and E3 zones will be achieved by way of the Vegetation Management Plan.

Pursuant to Clause 2.6, land to which this plan applies may be subdivided, but only with development consent. The DA applies for the staged subdivision of the Site.

Clause 4.1 of the WLEP relates to minimum subdivision lot size and requires obtaining consent in accordance with the corresponding Lot Size Map. In this case, there is no minimum allotment size prescribed for the R1 and B4 zones and as such the proposed allotments are in accordance with the LEP in relation to lot size. A minimum allotment size for E2 and E3 zones apply, however as these portions are contained within the proposed residual allotment, this matter will be dealt with in a future Development Application for Stages 8 - 10.

Clause 4.3 of the WLEP relates to height of buildings. In this case, the maximum height for the R1 zone is 12 m and 21 m for the B4 zone. However, given the proposed development is a land subdivision, this matter is not relevant at this stage, and will be specifically addressed in future development applications proposed for each individual allotment.

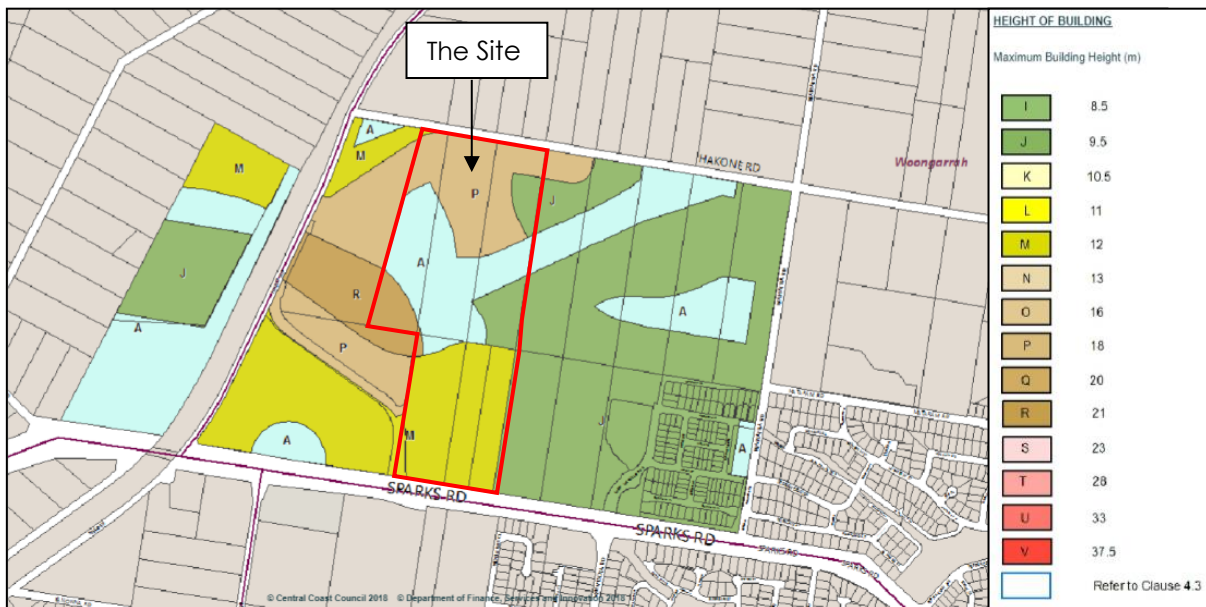


Figure 5: Height of Buildings
(Source: Central Coast Council LEP Mapping)

Clause 4.4 of the WLEP relates to floor space ratio. In this case, there is no prescribed floor space ratio affecting the Site.

Clause 5.10 of the WLEP 2013 relates to Heritage Conservation and aims to conserve the environmental heritage of Wyong, the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, to conserve archaeological sites and to conserve Aboriginal objects and Aboriginal places of heritage significance. A due diligence search has been undertaken, which did not identify any sites or relics within 200m and 1,000m of the Site. The Search is included as Appendix E.

Clause 6.1 of WLEP 2013 relates to Urban Release Areas and arrangements for designated State public infrastructure. The Site is identified within "Warnervale Town Centre" and as such satisfactory arrangements must be made for the provision of designated State public infrastructure prior to the subdivision of land in an urban release area. Application to the Department will be made simultaneously upon lodgement of the DA submission with Council and it is understood that development consent cannot be issued until Council has received written advice from the Secretary that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure.

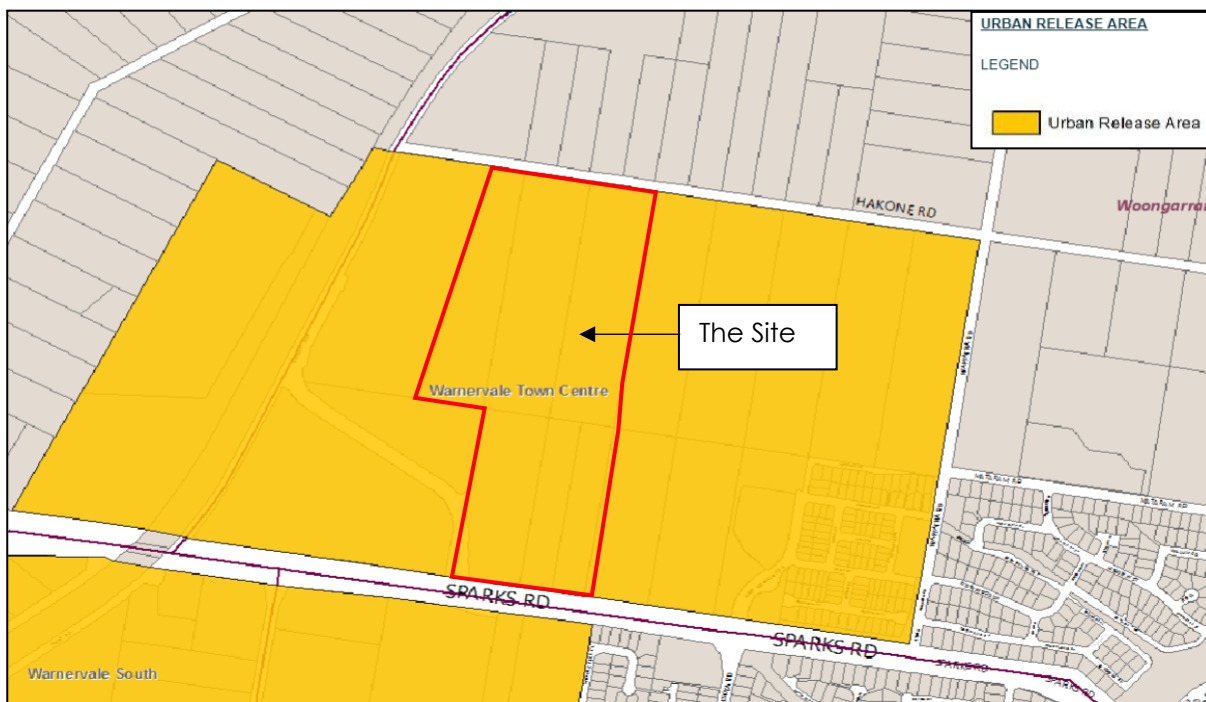


Figure 6: Urban Release Area Map Extract – Wyong LEP 2013
(Source: Central Coast Council LEP Mapping)

Clause 6.2 of WLEP 2013 provides that Council must be satisfied that any public utility infrastructure that is essential for the proposed development is available to the Site. Appropriate arrangements have been made to provide public utility infrastructure to the site.

Clause 6.3 relates to a Development Control Plan. The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land. The subject site is located within the urban release area known as the Warnervale Town Centre. The Warnervale Town Centre urban release area has its own site specific DCP (Chapter 5.5 of the Wyong Development Control Plan 2013) which addresses the requirements set out in this Clause. The proposed development is in accordance with the objectives of the Clause and addresses site specific development controls.

Clause 7.9 of the WLEP relates to the provision of essential services and that adequate arrangements have been made to make them available when required, including the supply of water, the supply of electricity, the disposal and management of sewage, storm water drainage or on-site conservation, and suitable vehicular access. In this instance, the development can provide all necessary essential services. The augmentation of these services for the proposed development has been addressed by Northrop and Qalchek and are detailed in attached concept plans (Appendix J, K and L).

The proposed development will be serviced as generally described below:

- **Sewer**– A Council sewer main located to the west of the site will be connected to and can service the proposed development.
- **Water Supply** – A Council water main is in Sparks Road and can be extended to service the Site.
- **Stormwater** – A Stormwater Management Plan (SMP) for Stages 6 - 7 has been prepared by Northrop and includes stormwater quantity and quality management. The post catchment plan and areas are further described in the report that accompanies the SMP.

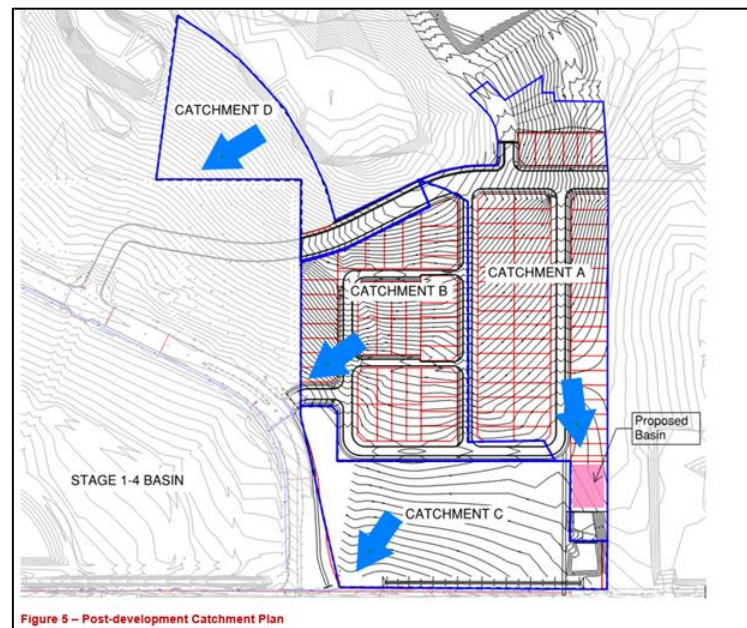


Table 3 – Post-development Catchment Areas

Catchment	Area (ha)	Runoff-Condition	Discharge Location
Catchment A	3.54	Fully Developed Flow (80% Imp.)	Proposed OSD Basin
Catchment B	2.61	Fully Developed Flow (80% Imp.)	Stage 1 – 4 Basin
Catchment C	2.33	Fully Developed Flow (90% Imp.)	Privately treated on site
Catchment D	1.46	Fully Developed Flow (90% Imp.)	Stage 1 – 4 Basin

Figure 7: Post Development Catchment Plan and Areas

Source: Northrop Consulting Engineers

- *Telecommunications* – Telecommunications will be provided to the Site. Liaison with the service provider will occur during the development process to confirm their requirements.
- *Electricity* – Liaison with Ausgrid will occur to confirm existing loading requirements and additional servicing requirements. The location of future electrical services will be further investigated at Construction Certificate stage.
- *Natural Gas* –Jemena Pty Ltd will be contacted to confirm the location of the gas main and to arrange extension and connection of the Site.

In summary, the proposed staged residential subdivision satisfies the objectives of WLEP 2013.

2.4 Wyong Development Control Plan (WDCP) 2013

WDCP 2013 provides detailed guidelines for future development on land in the Wyong Shire. It adopts a place-based planning approach aimed at achieving a high quality-built environment, landscape setting and community spaces and has been effective since 23 December 2013. The following Parts of the DCP are relevant to the proposed residential subdivision:

2.4.1 Part 1 Chapter 1.2 Notification of Development Proposals

Council, as the consent authority, will advertise this proposal as per the requirements of this Chapter, which has been prepared in accordance with the EP&A Act.

2.4.2 Part 3 Environmental Controls Chapter 3.1: Site Waste Management

Waste generated from the proposed development is likely to result from:

- Trenching spoil from works associated with the proposed road construction and augmentation of essential services / infrastructure; and
- Removal of vegetation.

A Waste Management Plan will be provided at CC stage.

2.4.3 Part 3 Environmental Controls Chapter 3.6: Tree and Vegetation Management

The objectives of this Chapter are as follows:

- *To prescribe species and kinds of trees and other vegetation that are protected for the purposes of clause 5.9 of WLEP 2013;*
- *To provide a framework for the protection of trees and native vegetation in Wyong Shire;*
- *To set out Council's requirements with respect to the management of trees and the removal of vegetation;*
- *To preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation;*
- *To maintain and improve terrestrial and aquatic biodiversity including:*
 - *protecting native flora and fauna and ecosystems, and*
 - *protecting the ecological processes necessary for their continued existence, and*
- *encouraging the recovery of native flora and fauna, and their habitats;*
- *To define Council's responsibilities and requirements with respect to the protection, retention and replacement of trees and native vegetation;*
- *To ensure that proper consideration is given to trees and native vegetation in planning, designing and constructing development;*
- *To minimise unnecessary injury to or destruction of trees and native vegetation;*
- *To retain healthy individual trees of local amenity and aesthetic value;*
- *To facilitate the removal of undesirable exotics, noxious weeds, dangerous trees and any other inappropriate plantings, and to replace these with suitable local indigenous species which will positively contribute to visual and environmental amenity, and ecological sustainability;*
- *To retain viable representative samples of native vegetation, which have an intact structure and complete floristics, wherever practicable; and*
- *To detail requirements for the submission of sufficient and relevant information by applicants.*

The site is mostly vegetated and is wholly located within a bio certified area. The development application proposes a staged residential subdivision and the clearing of the site, except for the E2 and E3 zones, which are subject to a Vegetation Management Plan.

The Vegetation Management Plan prepared by Travers Bushfire & Ecology is attached as Appendix G.

2.4.4 Part 4 Subdivision

The objectives of this Chapter are summarised as providing applicants clear advice on submission requirements and providing clear guidelines to encourage high quality subdivision designs that mitigate potential environmental impacts, allow for mixed lot sizes for housing choice and protect community values ensuring the maintenance of quality of life for both the present and future generations.

The proposed staged residential subdivision complies with the aims and objectives of this Part, as summarised below:

- Landscaping of the development is planned;

- A Concept engineering, servicing and Stormwater Management Plans have been prepared detailing the proposed water, sewer and stormwater strategy;
- Bulk Earthworks Cut and Fill Sections Plan has been prepared;
- A Plan of Proposed Subdivision identifying the proposed staged residential subdivision, including proposed lot areas, widths and access details has been prepared;
- A Traffic Assessment report is provided; and
- Erosion and sedimentation control is proposed during construction works.

In accordance with Part 4 required information is as follows:

Information	Required Applications for:	with Compliance
Development Application Form, Land Owner's written consent and required fees.	All applications	Yes Form and Authority lodged separately with the DA submission
Statement of Environmental Effects explaining the proposal and submitted plans, including measures proposed to mitigate likely adverse environmental impacts.	All applications	Yes
Site Analysis Plan – Refer s. 2.2.	All applications	Yes (Appendix L of this Report)
Vegetation Management Plan - the level of detail required will be determined during pre-lodgement consultation. (An Arborist Report will be required for applications which propose the removal of trees on site or are likely to impact trees on adjoining properties) – Refer sections 2.3 & 3.9.	All applications.	Yes (Appendix G of this Report)
Service Plan – Refer s.2.4.	All applications	Yes (Appendix J, K and L of this Report)
Street Plan - including existing and proposed levels, cross and longitudinal sections – Refer s.2.5.	Subdivisions that propose new roads, footpaths and cycleway.	Yes (Appendix L of this Report)
Lot Layout Plan – Refer s.2.6	All applications	Yes (Appendix N of this Report)
Transport Report – Refer s.2.7.4	All applications	Yes (Appendix I of this Report)
Traffic Assessment Report – Refer s.2.7.5	All developments requiring referral to Regional or Local Development Committees and developments generating more than 50 trips per hour (e.g., 50 residential lots).	Yes (Appendix I of this report)
Stormwater Management Plan/Water Sensitive Urban Design (WSUD) Assessment – Refer s.3.1.1	All Applications	Yes (Appendix L of this Report)
Erosion and Sediment Control – Refer s.3.1.2.	All Applications	Yes (Appendix L of this Report)
Landscape Assessment and Design Report, in accordance with this chapter and Chapter 3.6 – Tree Management (incorporating the Street Tree Planting Plan) is to be prepared by a suitably qualified professional – Refer s.2.3 & s.3.6.	All applications	Yes (Appendix H this Report)
Ecological Assessment Report including threatened species conservation assessment – Refer s.3.9.2.	For all development that has potential to impact native vegetation.	N/A although a Compliance Statement is included as Appendix D.
Bushfire Assessment Report required under the provisions of Planning for Bushfire Protection – Refer s.3.9.3 & s.5.4.	Development in bushfire prone land.	Yes (Appendix F of this Report)
Geotechnical Report that provides characteristics of the site and adjoining properties, including required access location restrictions – Refer s.4.1 & Table 3.	Development on land that is steep (>15%) or prone to land slip, non-sewered areas or battle-axe lots.	No. We understand the geotechnical matters were assessed as part of the original development application.
Building Envelope on Plan – Refer s.4.1.1 & Table 3.	For Slope Categories B, C, & D (refer Table 2);	N/A

Information	Required Applications for:	with Compliance
	for Rural, Scenic and Conservation zones; and for any land that adjoins significant vegetation.	
Waste Management Plan		No. To be provided at CC stage.

Table 3: Development Application Lodgement Requirements

2.4.5 Part 5 Centres Chapter 5.5 Warnervale Town Centre

The primary guiding instrument for development on the subject site is the Warnervale Town Centre (WTC) Development Control Plan (DCP) 2012.



Figure 8: Land and development covered by the WTC DCP 2012

(Source: NSW Planning & Infrastructure)

The key objectives of the WTC are:

- To create a vibrant, pleasant safe town centre with housing, jobs, services, community facilities and entertainment for residents and visitors.
- To achieve a high standard public domain and architectural design quality.
- Integrate community facilities with the town centre.
- Encourage the use of walking, cycling and buses.
- Provide comfortable access grades throughout the town centre to ensure equity in accessibility.
- Provide a built form in a treed setting and reflect the topography and environmental and visual features.
- To facilitate urban development that achieves highest environmental sustainability objectives.

- To provide a variety of housing types to cater for different household types and demographics and improve affordability.
- Provide housing with a high standard of residential amenity.
- Promote recreation opportunities.
- Protect and enhance riparian corridors, nature conservation areas, significant trees and local vegetation.

Character Precincts - The site generally falls within the Southern Residential (3) precinct, which will be characterised by well designed dwellings offering diverse housing choice on landscaped streets. The precincts will be within walking distance of public transport and local parks. Part of the site (Lot 788) is within the Town Centre Civic Fringe (6b) precinct which will allow for a mix of uses to complement the Civic Precinct and provide a transition to residential areas further south. The proposed residual lot (un-numbered in the north) contains open space, a northern residential fringe and northern residential precincts, which will be further addressed in the DA for stages 8-10. In general, the proposed development provides mixed lot areas suitable for residential uses in accordance with the desired character of the precinct.

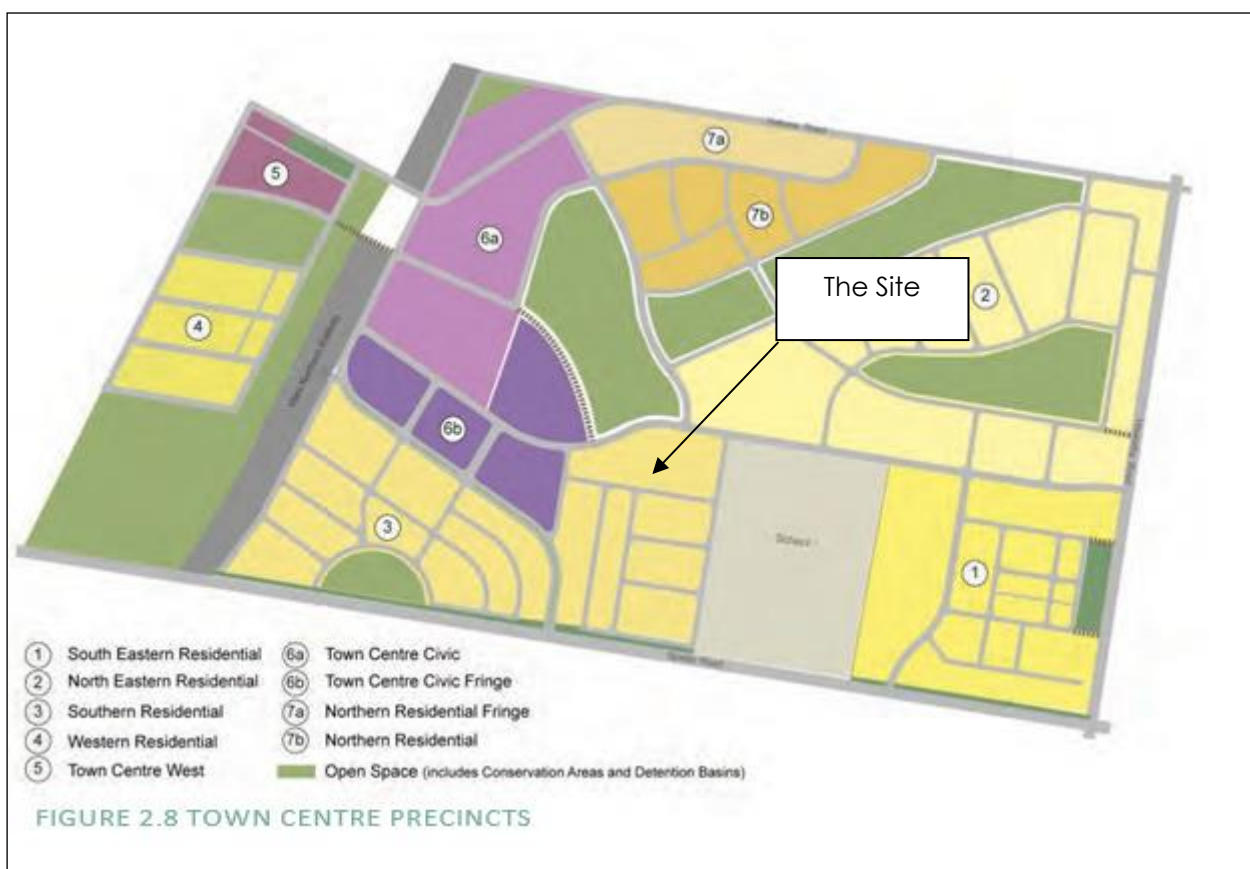


Figure 9: Town Centre Precincts
(Source: NSW Planning & Infrastructure)

Development Targets - The population target for the WTC is 4,200 people and 1,646 dwellings. A mix of housing types and forms are to be provided across the WTC. The DCP also specifies retail, business and bulky goods uses and employment objectives. The Site is within a precinct that proposes 270 single dwellings and a mixed use including higher density residential. The proposed lot layout provides opportunity for the desired residential and mixed-use allotments.

Street Hierarchy and Design – The street network is provided generally in accordance with the street hierarchy as shown in Figure 3.1 and Figure 3.2 of the WTC DCP.



Figure 10: Street Hierarchy and Street Types
(Source: NSW Planning & Infrastructure)

Some minor departures from the DCP are proposed, including some one way streets, which have been addressed and justified in the Traffic Impact Assessment report. The traffic assessment takes a holistic approach and addressed Stages 6 – 10. However, the proposed lot layout for Stages 6 – 7 maintains a broad road hierarchy and the road location objectives as envisioned by the DCP. The traffic assessment reports demonstrates that the proposed staged residential subdivision remains supportable on traffic planning grounds albeit with a few minor departures.

Landscaping of the proposed road reserves has been designed by Conus Landscape Architecture and a Concept Plan and Design Report are included as Appendix H. The Traffic Assessment report is included as Appendix I.

Integrated Water Cycle Management and Water Sensitive Urban Design – As required by Council, IWCM Strategy has been considered, proposed and developed in accordance with the Warnervale Town Centre DCP and Water Sensitive Urban Design guidelines.

Northrop Engineers have designed the Stormwater Management Strategy and provide concept engineering plans and detail of the design in the Civil Engineering Plans and Report included as Appendix L.

Tree Retention and Biodiversity – As previously discussed, the Site has biodiversity certification. Clearing of the Site is proposed with the exception of the E2 and E3 zoned land which will be managed in accordance with a Vegetation Management Plan (Appendix G).

Bushfire Hazard Management – The Site has been mapped as Bushfire Prone Land by Central Coast Council (Wyong) as identified in Figure 10 below:

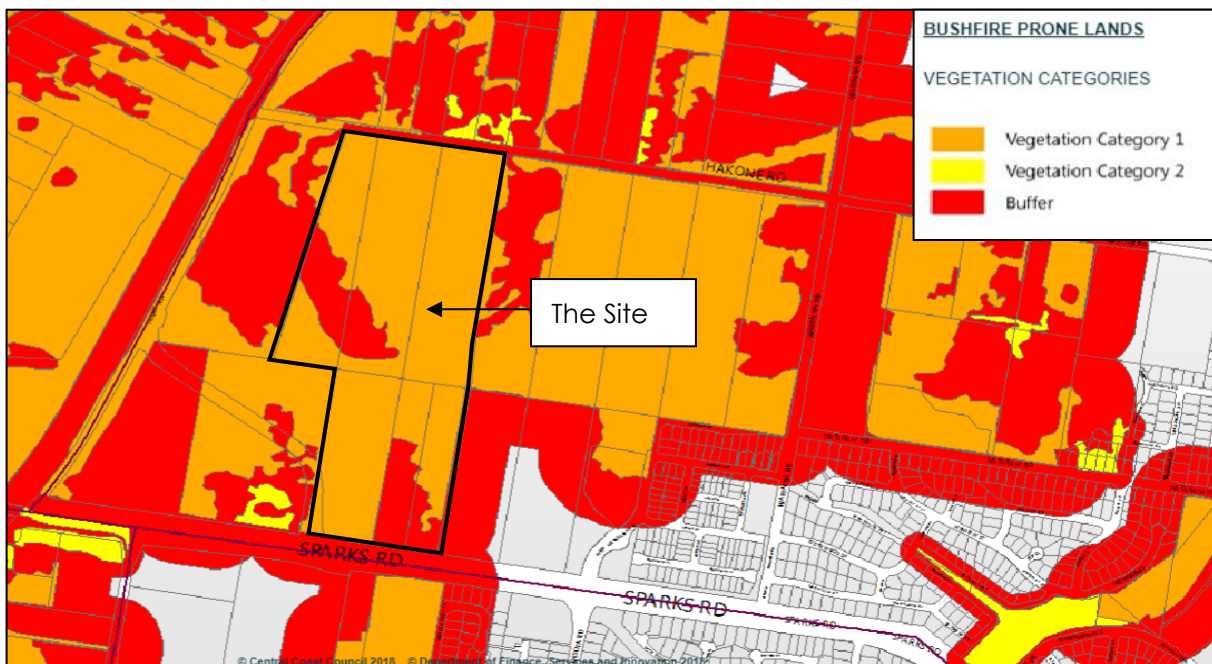


Figure 11: Bushfire Prone Land

(Source: Central Coast Mapping)

A Bushfire Protection Assessment (BPA) Report, prepared by Travers Bushfire & Ecology, addresses the development of the entire site, including Stages 6 – 10.

The development is categorised as being a subdivision and requires the Rural Fire Service to issue a bushfire safety authority (BSA) in accordance with Planning for Bushfire Protection 2006 under Section 100B of the Rural Fires Act 1997.

The BPA report identifies recommended asset protection zones which have been incorporated into the design of the proposed lot layout for Stages 6 – 7.

The BPA report is included as Appendix F to this Report.

Contamination management – This matter has previously been addressed at the time of the Warnervale Town Centre Stage 1-5 subdivision.

Acoustics - The objectives of this section is to:

- To minimise noise and vibration impacts from the railway corridor and Sparks Road.
- To establish appropriate built forms to mitigate noise and vibration impacts.
- To minimise noise impacts on residential uses, places of public worship, hospitals, educational establishments and other noise sensitive buildings in proximity to the railway corridor.

An Acoustic and Vibration Impact assessment (Report No. 29N-12-019-TRP-471675-1 dated 5 December 2012) has previously been undertaken by Vipac for the residential development of Stages 1 – 3 of the Warnervale Town Centre, which concluded that acoustic treatment can be undertaken through architectural treatment of individual dwellings rather than relying on acoustic walls. Nonetheless, an acoustic buffer (which will be contained within proposed Lot 601) is proposed for dedication to Council, which is consistent with other development adjoining Sparks Road.

Waste and Recycling – Development Applications are generally required to be accompanied by a waste management plan that addresses best practice recycling and reuse of construction and demolition materials; use of sustainable building materials that can be reused or recycled at the end

of their lives; handling methods and waste storage area locations such that handling and storage has no negative impact on the streetscape, building presentation or, amenity of occupants and pedestrians; and procedures for the on-going sustainable management of green and putrescible waste, garbage, glass, containers and paper including, estimated volumes, required bin capacity and on-site storage requirements.

The proposed development involves bulk earthworks and the clearing of most of the vegetation on Site.

In this instance, the waste management plan will be provided at CC stage by the contractor once more detailed construction information is available.

Neighbourhood and subdivision design – A mixture of lot size, lot orientation and configuration, generally north-south or east-west, with individual lots graded to provide for future residential dwellings (approximately 3% - 15% maximum) provides a sound subdivision design that responds to the Site and the objectives and vision of the WTC precinct.

In conclusion, the proposed subdivision development complies with the objectives of the WDCP 2013 and the broad planning framework and addresses the constraints and opportunities of the Site. The proposed road layout is generally compliant and consistent with the objectives of the zones. The proposal complies with biodiversity certification and Planning for Bushfire Protection 2006 requirements and provides a safe and functional development. Traffic and acoustic targets are addressed and the proposed development will provide all essential utility.

In summary, the proposed subdivision development complies with the requirements of WDCP 2013.

2.5 The Likely Impact of the Development

2.5.1 Context and Setting – The Site is located within the Warnervale Town Centre (WTC) Urban Release Area. The proposed staged residential subdivision development facilitates future residential and mixed-use development and is in keeping with the objectives of the zones and the desired character for the Urban Release Area.

2.5.2 Access and Traffic – The existing road network can service the anticipated additional traffic generated by the proposed residential subdivision development. The proposed internal road network is generally in accordance with the suggested road layout provided by WDCP 2013. A Traffic Assessment report, supporting the proposed development is included as Appendix I.

2.5.3 Utilities – Utilities are available to the Site and arrangements satisfactory to each service authority will be made for the provision of services.

Service authorities will be contacted to obtain specific requirements once the Development Application has been lodged with and approved by Council.

2.5.4 Heritage – As previously mentioned in this Report, to our knowledge there are no known items of Heritage significance. A search of the Aboriginal Heritage Information Management System has been undertaken for a 200 m and 1000 m radius, resulting in no sites or places being recorded.

In accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Department of Environment, Climate Change and Water, September 2010) a generic due diligence has been undertaken for the proposed staged residential subdivision:

1. Will the activity disturb the ground surface – Yes
2. Are there any:
 - a. Relevant confirmed site records of other associated landscape feature information on AHIMS and/or
 - b. Any other sources of information of which a person is already aware? and/or
 - c. Landscape features that are likely to indicate presence of Aboriginal objects? – no, none

3. *Aboriginal Heritage Impact Permit (AHIP) application not necessary.*

Proceed with caution. If any Aboriginal object are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.

The AHIMS Search results are included as Appendix E.

2.5.5 Sewer – This matter has been addressed previously in this Report.

2.5.6 Water – This matter has been addressed previously in this Report.

2.5.7 Natural Hazards – This matter has been addressed previously in this Report.

2.5.8 Flora and Fauna – This matter has been addressed previously in this Report.

2.5.9 Visual Amenity – The Site is within the Warnervale Town Centre and provides mixture of lot sizes for future residential uses and commercial use on proposed Lot 788. Landscaping in accordance with DCP requirements will add to the visual amenity and is in keeping with the vision for the area.

2.5.10 Acoustic Amenity – This matter has been addressed previously in this Report.

2.5.11 Social and Economic Impact in the Locality – The proposed staged residential subdivision is in accordance with the objectives of the Urban Release Area and each zone.

The development will create jobs through the design and construction phase of the development. In addition, the development will provide future residential housing in a local government area that is experiencing a housing shortage. Employment opportunities once a use is established on proposed Lot 788 will also result. The site forms part of the Warnervale Town Centre and will provide housing in accordance with the objectives of the general residential zone.

2.5.12 Site and Internal Design – The proposed subdivision layout complies with Council's development standards and supports the vision of the Warnervale Town Centre. The proposal incorporates a mixture of lot sizes, in accordance with Council's vision for the area and responds to the opportunities and constraints of the Site. The subdivision pattern proposed provides a layout which offers regular shaped allotments conducive to future residential uses.

A Plan of Proposed Subdivision is included as Appendix N.

2.5.13 Safety, Security and Crime Prevention – The subdivision has been designed to comply with the principles of Crime Prevention Through Environmental Design (CPTED). This is achieved through the orientation of the lots to provide surveillance over the public areas and the road network.

2.5.14 Construction – Concept engineering plans and a civil engineering report are provided which detail the proposed servicing, bulk earthworks, cut and fill, stormwater drainage and road works. During construction works associated with the proposed subdivision, and in accordance with Council requirements, ameliorative soil erosion and nutrient control measures will be used to reduce the potential of polluting local waterways. Concept engineering plans and report are attached as Appendix J, K and L to this Report.

2.5.15 Erosion and Sediment Control – Subdivision works associated with the provision of roads and servicing for the proposed development, will adhere to Council's Erosion and Sedimentation Control Policy. A Concept Erosion and Sedimentation Control Plan is contained within the Plan set attached as Appendix L to this Report.

2.5.16 Cumulative Impacts – The proposed subdivision facilitates future residential and commercial/mixed use development of the Site and is in accordance with the objectives of the zone. While it is acknowledged that all development will create some level of environmental change, it is considered potential future impacts associated with the proposed subdivision will be minimised,

where possible, and the social and economic benefits experienced by the community are considered to offset any possible adverse effect.

2.6 The Suitability of the Site for the Development and Summary of Report

The proposed development involves the staged subdivision of Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 and 52 DP 561032 and Lot 54 and 55 DP 7527 Sparks Road and Hakone Road Woongarra, including clearing of vegetation on the Site (excluding the E2 and E3 zones).

The development proposal consists of a two staged Torrens Title Subdivision (Stages 6 - 7) creating a total of 101 residential lots, one (1) lot for future development (proposed Lot 601) and an Easement and Basin lot (proposed Lot 651) and a large residue lot to the north of the development.

The proposed staged subdivision is consistent with the intentions and objectives of the zones and provides opportunity for residential development and a mixed land use. The proposed subdivision incorporates Council's water sensitive urban design principles. The augmentation of services is proposed, and safe and suitable access and appropriate road construction will facilitate access to the proposed allotments. Acoustic mitigation measures are not necessary apart from the provision of an acoustic buffer (within proposed Lot 601) and although the Site is bushfire prone land, the proposed subdivision complies with Planning for Bushfire Protection 2006.

The Site has been biodiversity certified and a Vegetation Management Plan for the E2 and E3 zones is provided.

The proposed development is considered compatible with a sustainable use of the Site, due to its managed environmental impact, and positive social and economic impact. The proposal is also compatible with the existing and future use of the Site and will have a positive effect on surrounding development in accordance with the Warnervale Town Centre vision.

2.7 Any submissions made in accordance with this Act or the Regulations

Public participation is addressed under Section 79A of the Environmental Planning and Assessment Act, 1979 for advertised development and other notifiable development.

The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. In this case, *WDCP 2013 Part 1 Chapter 1.2* specifies the requirements for notification/advertising of such development.

2.8 Public and Public Authority Submissions

Where necessary for Integrated Development, Council must notify the appropriate authorities of the proposal, under the Environmental Planning and Assessment Act, 1979. General Terms of Approval from notified government authorities should be included in the conditions of consent issued by the Council.

The proposal is Integrated Development with the application requiring referral to the NSW Rural Fire Service and DPI – Land and Water. It is not anticipated that any Public Authority submissions will be received.

2.9 The Public Interest

The public's interest has been considered during the planning of the proposed development and it is understood that the application will be notified/advertised in accordance with Clause 79A of the Environmental Planning and Assessment Act, 1979, any relevant environmental planning instrument and development control plan to ensure the public are notified accordingly and given their right to be heard.

3. CONCLUSION

3.1 Justification for Approving the Proposal

This Statement of Environmental Effects has been prepared to support the Development Application for a staged Torrens Title subdivision of Lot 1 DP 371647, Lot 1 DP 375712, Lot 1 DP 376264, Lot 41 DP 1200210, Lot 51 and 52 DP 561032 and Lot 54 and 55 DP 7527 Sparks Road and Hakone Road Woongarra.

The development proposal consists of a two staged Torrens Title Subdivision (Stages 6 and 7) creating a total of 101 residential lots, one (1) larger residential lot for future development (proposed Lot 601), one (1) residue lot (containing a B4 Mixed Use portion) and one (1) lot for Easement and Basin purposes.

The concept of sustainable development recognises the link and importance of social, economic and environmental factors. The proposal has been planned in a manner to recognise and reduce any possible adverse environmental effects and has been considered in accordance with Section 4.15 (former Section 79C) of the Environmental Planning and Assessment Act, 1979.

The development satisfies the relevant statutory requirements and can be adequately serviced. The proposal is considered suitable for the Site and provides residential land in accordance with the objectives of local and regional strategies. The proposal is in the public interest and provides positive social and economic benefits to the local community through the provision of additional future housing and employment opportunities during the construction and subdivision stage of the development.

It is recommended that the proposed staged residential subdivision be supported by Central Coast Council (Wyong) through the granting of a development consent in a timely manner.

Yours faithfully

BEVERIDGE WILLIAMS



KELLIE HASSAB

Director/NSW Manager/Registered Planner

APPENDIX A: Cadastral Records Enquiry Report, with the relevant lots highlighted;

APPENDIX B: Central Coast Council Pre-DA Meeting Minutes dated Thursday 10 May 2018;

APPENDIX C: EPBC Act Ecological Assessment Warnervale Town Centre 111, 99-107 Sparks Road and 236-260 Hakone Road, Woongarra, prepared by Travers Bushfire and Ecology (Ref: A17211F0, April 2018;

APPENDIX D: Compliance Statement – Stage 5, Lot 32 DP 1198972, 121 Sparks Rd, Woongarra, prepared by Travers Bushfire & Ecology (Ref: A17211F), dated 24 April 2018;

APPENDIX E: Aboriginal Heritage Information Management System Due Diligence Search (200m and 1,000m), 26 February 2020;

**APPENDIX F: Bushfire Protection Assessment Proposed Subdivision (Stage 6 – 10)
Warnervale Town Centre 99-107 Sparks Rd and 236-260 Hakone
Road, Woongarra Under Section 100B of the Rural Fires Act (1997)
prepared by Travers Bushfire & Ecology (Ref: 18COLLI04), July 2018;**

**APPENDIX G: Vegetation Management Plan Lots 54 and 55 DP 7527 236-260
Hakone Road Woongarra prepared by Travers Bushfire & Ecology,
(REF:18NIX0002V), July 2018;**

APPENDIX H: Landscape Concept Plan and Landscape Design Report for Warnervale Town Centre Stages Six and Seven (Job No. 17-46A), prepared by Conus Landscape Architecture, 09/05/18;

APPENDIX I: Traffic Impact Statement 113 Sparks Road Woongarra – Stage 5 Subdivision, prepared by Traffix - Traffic & Transport Planners (Reference 17.304r03v02), 8 May 2018;

APPENDIX J: Warnervale Town Centre Stage 6 Residential Subdivision, Concept Water and Sewer Plan, prepared by Qalchek Pty Ltd, Version A, 06.06.18 and 04.07.18 (3 sheets);

APPENDIX K: Warnervale Town Centre Stage 7 Residential Subdivision, Concept Water and Sewer Plan, prepared by Qalchek Pty Ltd, Version A, 06.06.18 and 04.07.18 (3 sheets);

**APPENDIX L: Warnervale Town Centre Stages 6 - 7 Residential Precinct
Subdivision Civil Engineering Package, Including A Report,
Prepared By Northrop Consulting Engineers, Job Number 171245-
01 Revision 3, dated 27/2/2020;**

APPENDIX M: Plan of Subdivision (Showing Surrounding Stages) of Lots 31 & 32 DP 1198972, Lot 41 DP 1200210, Lots 51 & 52 DP 561032, Lot 5211 DP 1200804, Lot 1 DP 376264, Lots 54 & 55 DP 7527, Lot 1 DP 375715 And Lot 1 DP 371647 99 - 121 Sparks Road & 236 - 260 Hakone Road, Woongarra (Ref No. 58451) Prepared By Bannister & Hunter Pty Ltd, Revision A, 16 July 2018;

APPENDIX N: Plan of Subdivision of Lot 1 DP 376264, Lot 1 DP 375712, Lot 41 DP 1200210, Lots 54 & 55 DP 7527, & Lots 51 & 52 DP 561032 Sparks Road and Hakone Road, Woongarra, (Ref No. 58451) Prepared By Bannister & Hunter Pty Ltd, Revision D, 26 February 2020.