



3 June 2019

Attn: Mr Glenn Horal  
Senior Planning Officer  
Department of Planning and Environment  
PO Box 1148  
GOSFORD NSW 2250

Dear Mr Horal

**APPLICATION FOR SITE COMPATIBILITY CERTIFICATE FOR 125-135 JOHNS ROAD and 95 MURRAWAL ROAD WADALBA (SEPP SENIORS) –REVISED PROPOSAL**

Thank you for the opportunity to provide comment on the revised proposal on which the site compatibility certificate will be based for Lot 1169 DP 812203, Lot 1 DP 373539 and Lot 1168 DP 812203 No's 125-135 Johns Road and 95 Murrawal Road Wadalba. Council has reviewed the information attached to the email dated 11 April 2019 and advise that the comments made in Council's letter dated 2 May 2018 still apply to the amended proposal with the exception of the advice previously provided for sewer servicing of the site. Information on Council's preferred option is provided below.

**Sewer Servicing**

The Water and Sewer Authority will not accept any further temporary sewer servicing. As such, what was previously identified as Option 1 in Council's letter dated 2 May 2018 is now considered the only option for sewer servicing of the site. The proposed development shall provide gravity sewer to WWPS 3 proposed in the sewer servicing strategy identified for the WELOG site south of Johns Road.

The proposed sewer strategy is to be in accordance with the adopted Development Servicing Plan.

Should you require any further assistance or clarification in relation to the above, please contact me on (02) 4350 5436 or via email at [emily.goodworth@centralcoast.nsw.gov.au](mailto:emily.goodworth@centralcoast.nsw.gov.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read "Emily Goodworth".

Emily Goodworth  
**Section Manager**  
**DEVELOPMENT ASSESSMENT**





2 May 2018

Attn: Mr Glenn Hornal  
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PO Box 1148  
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Dear Mr Hornal

**APPLICATION FOR SITE COMPATIBILITY CERTIFICATE FOR 125-135 JOHNS ROAD and 95 MURRAWAL ROAD WADALBA (SEPP SENIORS)**

Thank you for the opportunity to provide comment on the site compatibility certificate for Lot 1169 DP 812203, Lot 1 DP 373539 and Lot 1168 DP 812203 No's 125-135 Johns Road and 95 Murrawal Road Wadalba. Council has reviewed the information attached to the email dated 13 December 2018 and your request to consider the consistency of the proposed development with the criteria listed in Clause 25(5) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and provides the following comments for your consideration.

**(i) *the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development***

- Natural Environment

The site contains vegetation identified on Council's mapping as Coastal Foothills Spotted Gum – Ironbark Forest.

The proposed development involves clearing of native vegetation, therefore a Flora and Fauna Assessment (FFA) must be submitted with any development application to address the provisions of the *Biodiversity Conservation Act 2016* (BC Act) and Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The FFA is to be prepared by a suitably qualified and experienced Ecologist and must be consistent with Council's Flora and Fauna Survey Guidelines (Survey Guidelines) available on Council's website. The development application should not be lodged until such time as all required surveys/assessments have been completed.



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If it is determined that the proposed development is likely to significantly affect threatened species or ecological communities or their habitats, the application is required to be accompanied by a Biodiversity Development Assessment Report (BDAR) in accordance with the BC Act.

Any species identified that are listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) require consideration of the significant impact criteria to determine if referral to the Commonwealth Department of Environment and Energy is required. Consultation is recommended with the Commonwealth Department of Environment prior to lodgement of the development application as this is a separate assessment and approval process to the requirements of the NSW BC Act.

The FFA should have regard for the assessment and recommendations contained within the bushfire report.

- Bushfire

The subject site has been identified as containing bushfire prone land being category 1 and buffer zone. As such the proposed development is classified as integrated development under Section 4.46 of the EP&A Act and will require referral to NSW Rural Fire Service for a bushfire safety authority under the *Rural Fires Act 1997*.

The bushfire report should have regard for the FFA.

- Flooding

The subject site has been identified as being impacted by the 1% Annual Exceedance Probability (AEP) flood event. The Northern Lakes Flood Study identifies that the flood level varies across the site (refer figure 1). The study also identifies that the Probable Maximum Flood (PMF) level also varies across the site.

The proposed development should be located outside the PMF level and the extent should be plotted by survey on the proposed development plans. This information is available from Council.



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It should be noted that the site will be temporarily isolated in the PMF event with no road access until the flood waters subside.



Figure 1: 1% AEP (dark blue) and PMF (light blue) Flood mapping

- Existing and approved uses in the vicinity of the proposed development

Existing and approved uses in the vicinity of the proposed development include rural residential and residential development comprising predominantly single dwellings and dual occupancy development. The proposed development would be a commensurate use with other development in the locality.

**(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land**

- Proposed Use

The development proposes a serviced self-care facility, however, no details have been proposed as to whether the proposal will satisfy the requirements under Clause 42(1).

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- Future Uses

The subject site is zoned RU6 Transition. The subject site has been identified within the Central Coast Regional Plan 2036 as an urban release area adjacent to the Wyong hospital precinct. Due to the proximity of Wyong Hospital and the approved private hospital at Kanwal, as well as the proximity to other services and facilities, this area is considered suitable for facilitating an aged care facility.

- (iii) ***the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision***

- Infrastructure

A 200mm AC water main is located in the road frontage adjacent to the front boundary. Any new access will require the replacement of AC to PVC.

The subject lot is currently serviced by an on-site sewer management system. Sewer servicing will need to be provided and the applicant has suggested the following two options:

- Option 1: Drain via gravity sewer to WWPS 3 proposed in the sewer servicing strategy identified for the WELOG site south of Johns Road.
- Option 2: Install a pressure sewer system and pump to WWPS 3 proposed in the sewer servicing strategy identified for the WELOG site south of Johns Road.

Council's preference is for Option 1 which proposes gravity sewer to WWPS 3 in the WELOG site, however this option relies upon the sewer servicing of the WELOG area to the south of the site which is yet to be rezoned.

Until such time as the downstream drainage corridors are acquired, on-site detention will be required to pre-development flow rates for all events up to and including the 1% AEP.

Water quality treatment will be required.



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- Road widening

Council may require some road widening consistent with the width of Johns Road to the west of the site.

- Services

The subject site is in proximity to a local bus service, which provides access to centres including Wyong, Lake Haven, Tuggerah, Kanwal and Wadalba. In addition, the subject site is also in proximity to Wyong hospital, medical centres and sporting facilities.

The location of the proposed development is considered suitable having regard for the adequate provision of infrastructure and services.

- (iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,**

This subject site is zoned RU6 Transition under Wyong Local Environmental Plan 2013 (WLEP 2013), therefore this consideration does not apply in this instance.

- (v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,**

- Adjoining Development/Land Use

The adjoining land is zoned R2 Low Density Residential, RU6 Transition and E2 Environment Conservation under WLEP 2013.

The adjoining lands contain residential and rural residential development. The land adjoining to the east at No.137 Johns Road has recently been rezoned to R2 Low Density Residential and a development application for a 58 lot residential subdivision is currently under consideration by Council.

The proposed development is considered compatible with the existing, approved and future development in the vicinity of the site. There are similar facilities within a one



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kilometre radius. Land to the east, north and south of the site is zoned RU6 Transition and land to the west is zoned R2 Low Density Residential and E2 Environmental

Conservation under the WLEP 2013 and contains land which is flood prone as being impacted by the 1% annual exceedance probability (AEP) flood event and the probable maximum flood (PMF) level.

***(vi) if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 - the impact that the proposed development is likely to have on the conservation and management of native vegetation.***

Even though the *Native Vegetation Act 2003* (NVA) has been repealed, the flora and fauna assessment should have regard for any impacts on existing and surrounding vegetation.

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Yours faithfully

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Emily Goodworth

Section Manager

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