

# LOT 100 DP 602992 253 OLD MAITLAND ROAD, MARDI

STATEMENT OF ENVIRONMENTAL EFFECTS  
CENTRAL COAST COUNCIL  
NOVEMBER 2023



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### Acknowledgement of Country

We, ADW Johnson, acknowledge the Traditional Custodians of the land where we live and work, the country of Awabakal, Darkinjung & the Eora Nation.

We recognise their continuous connection to the land and waters of our beautiful regions. We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

### Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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### GLOSSARY + ABBREVIATIONS

<b>LGA</b>	Local Government Area
<b>SEE</b>	Statement of Environmental Effects
<b>DA</b>	Development Application
<b>LEP</b>	Local Environmental Plan
<b>RFS</b>	Rural Fire Service
<b>EP&amp;A</b>	Environmental Planning & Assessment
<b>DCP</b>	Development Control Plan
<b>TfNSW</b>	Transport of New South Wales
<b>PSI</b>	Preliminary Site Investigation
<b>AEP</b>	Anderson Environmental Planning
<b>ASS</b>	Acid Sulphate Soils
<b>CCRP</b>	Central Coast Regional Plan
<b>TIA</b>	Traffic Impact Assessment
<b>Los</b>	Level of Service
<b>WCMP</b>	Water Cycle Management Plan
<b>PCT</b>	Plant Community Type
<b>TEC</b>	Threatened Ecological Community
<b>BAR</b>	Bushfire Assessment Report

# Executive Summary

## PURPOSE

This Statement of Environmental Effects has been prepared by ADW Johnson to accompany a development application to the Hunter & Central Coast Regional Planning Panel (HCCRPP) for an Animal Care Facility at 253 Old Maitland Road (Lot 100 DP 602992).

## APPLICATION DETAILS

<b>Applicant:</b>	Central Coast Council
<b>Development:</b>	Central Coast Regional Animal Care Facility
<b>Site Description:</b>	Lot 100 DP 602992 at 253 Old Maitland Road, Mardi
<b>Owner:</b>	Central Coast Council
<b>Development Cost:</b>	\$8,827,984

## DEVELOPMENT STANDARDS/CONTROLS

<b>Zone:</b>	SP2 Special Purpose – <i>Council Purpose</i>
<b>Definition:</b>	Council Purpose (Animal Care Facility)
<b>Permissibility:</b>	Permissible with Consent (Central Coast Local Environmental Plan (LEP) 2022 – Section 2.3 and land use table)
<b>Minimum Lot Size:</b>	N/A

## EXTERNAL REFERRALS

<b>N/A</b>	

## SUMMARY

The proposed Council Purpose (Animal Care Facility) is consistent with the objectives of the zone for the site, and complies with all relevant DCP provisions.

# **SECTION 1**

# **INTRODUCTION**

# 1. Introduction

ADW Johnson has been engaged by Central Coast Council to prepare and lodge a development application (DA) for a Regional Animal Care Facility (CCRACF) on Lot 100 DP 602992 at 253 Old Maitland Road, Mardi (“the site”).

This Statement of Environmental Effects (SEE) has been prepared pursuant to the Environmental Planning and Assessment Act 1979 (EP&A Act) and accompanying regulations, and addresses the necessary issues that require assessment to assist Council in making a determination on the subject application.

The subject site is located within the SP2 Special Purpose – *Council Purpose* Zone which permits the proposed use, being the Central Coast Council Regional Animal Care Facility (CCRACF), with consent.

Consent is also sought for bulk earthworks, connection to services, landscaping, construction of the animal care facility, construction of stormwater infrastructure and vegetation removal required in conjunction with the works. Plans of the proposed animal care facility are provided within Appendices A and B and further details are provided within Section 3.

Overall, the proposed development complies with all relevant provisions of the Central Coast Local Environmental Plan 2022 (LEP) as well as the relevant objectives within the Central Coast Development Control Plan 2022 (DCP). Where variations to DCP controls have been proposed, the following SEE illustrates that the development nonetheless complies with the objectives of the control.

On this basis, Council is requested to grant consent to the application.



# **SECTION 2**

## **THE SITE**

## 2. The Site

### 2.1 LOCATION

The subject site is located along the southern portion of Old Maitland Road and is the current location of the Central Coast Council depot, which will continue to operate at the rear (eastern) end of the site, with the proposal to be located at the front (western) end. It is also in close proximity to Mardi Dam and adjoining the Transport for NSW (TfNSW) depot to the south of the subject site (see Figure 1).

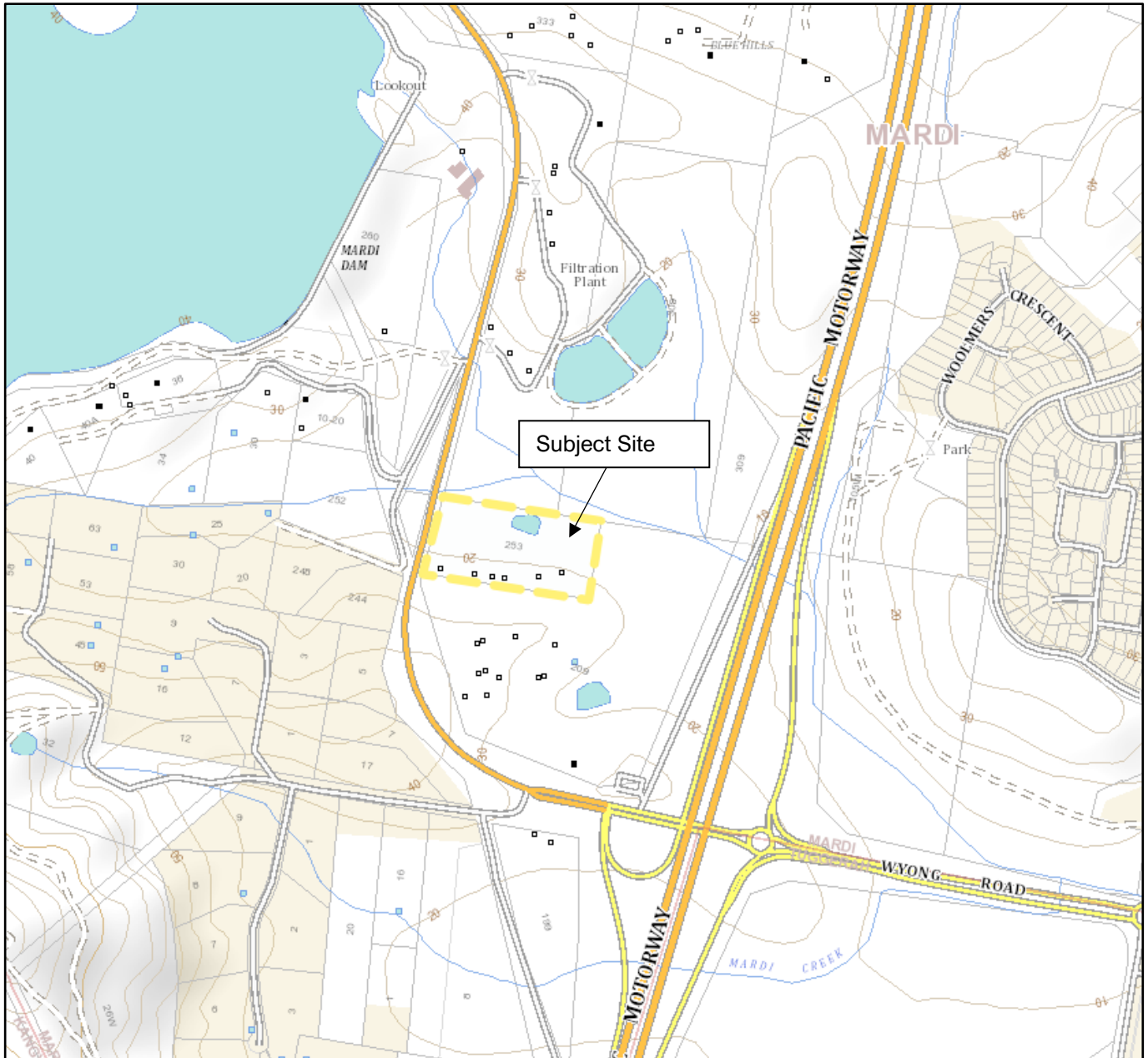


Figure 1: Locality Map Showing Site Context  
Source: NSW Planning Portal Spatial Viewer

### 2.2 LAND TITLE

The subject site is identified as Lot 100 DP 602992 which has an area of approximately 2.772ha (according to the Deposited Plan) and contains no easements or title restrictions.

A copy of the Deposited Plan is provided in Appendix B.

## 2.3 OWNERSHIP

Lot 100 DP 602992 is owned by Central Coast Council – whose consent to the lodgement of this DA is provided as a letter of authority attached to the application form.

A copy of the Certificate of Title is provided in Appendix C.

## 2.4 PHYSICAL DESCRIPTION

### 2.4.1 Site

The site for the proposed regional animal care facility is located within the immediate vicinity of existing State and Council operated depots. The proposed buildings for the animal care facility will be within the western portion of the site, with the eastern portion of the site being the existing Central Coast Council depot, which will continue to operate. The northern portion of the site is heavily vegetated with a watercourse running through this area. The proposed buildings are to be located within the southern portion of the western end – away from these constraints, and within the area of previous operations / structures.



Figure 2: Aerial Image  
Source: NearMap

### 2.4.2 Access

Access to the site is via a singular driveway off Old Maitland Road.

### 2.4.3 Topography and Watercourses

The topography of the site falls to the northern portion of the site from RL 25m to RL 17m towards the existing watercourse. There are no mapped watercourses located across the site; however, through ground truthing, there are two (2) watercourses that runs through the northern and western portion of the site.



Figure 3 below depicts the mapped watercourses (outside the site) against the location of the ground truthed watercourse (dotted blue line).

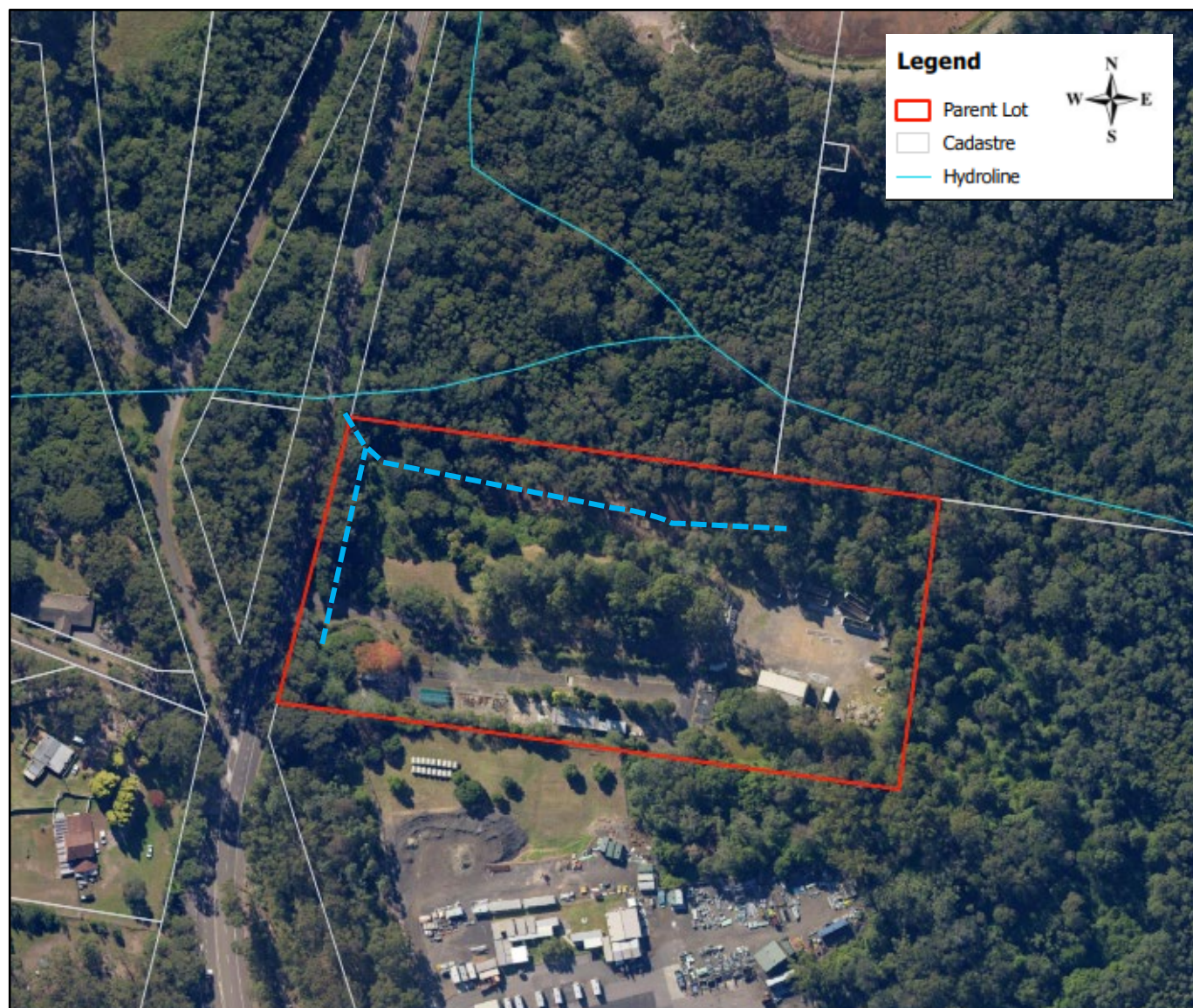


Figure 3: Watercourse Mapping  
Source: AEP EAR

#### 2.4.4 Vegetation

As evident within Figure 2 above, the site supports vegetation along the northern portion of the site with some cleared areas throughout. The area in which the buildings are proposed is also mostly cleared due to previous site operations.

#### 2.4.5 Context

The proposal of the CCRACF on this site is a result of the existing animal care facilities at Erina and Charmhaven reaching the end of their life cycles and the inability to increase the capacity of the existing facilities.

The proposed location of the CCRACF is central within the Central Coast LGA and would provide enough space for animal wellbeing, enrichment and exercise.

Photos of the site taken are provided overleaf.





Photo 1: Location of Proposed CCRAFC Buildings





Photo 2: Location of Proposed Kennels





Photo 3: Location of Proposed Recreation Areas





Photo 4: Entrance and Access Way (from within the site)



# **SECTION 3**

# **DESCRIPTION OF**

# **THE PROPOSED**

# **DEVELOPMENT**

### 3. Description of the Proposed Development

#### 3.1 PROPOSED DEVELOPMENT

The proposal seeks to establish a new, purpose-built animal care facility which will replace the existing facilities located in Erina and Charmhaven. The current Erina and Charmhaven Animal Care Facility locations are both insufficient in area to accommodate the required floor space for growth in animal holding capacity projections. With the amalgamation of the former Gosford City and Wyong Shire Councils, a need for a centrally located facility was identified. A feasibility study was conducted in 2019 which investigated options for animal holding on the Central Coast and site requirements for a potential new facility.

The assessment outlined a requirement of a centrally located, Council owned site that was close to the M1 motorway, safely accessible by car, away from high density residential areas, with a minimum land size of 5,200 sqm. Council identified 253 Old Maitland Road, Mardi as meeting the above criteria as well as providing enough space for wellbeing via enrichment and exercise zones for the animals. A copy of the Feasibility Study has been provided as Appendix S.

The site is intended to operate as an animal care facility for up to 88 dogs, 68 cats, and larger animals including farm animals and poultry. It is also proposed to provide impound facilities for animals, and isolation areas for when required due to disease. Provision is also included for a Vet to attend the site to provide treatment to animals on an as needs basis (not a service to the public). Offices for the Council Rangers are also included within the proposal.

A feature of the proposal is intended to be the adoption service, which will allow the public to select their new pet and get to know them utilising the exercise yards and paths throughout the site.

Key operations of the animal care facility have been outlined below:

##### Hours of Operations

The facility will be open from 7am to 6pm six (6) days a week and 8am to 4pm on Sundays and public holidays.

##### Staff Numbers

Staff at the facility would include the following:

- Eight (8) full time staff;
- Seven (7) hot desks available for Central Coast Council Rangers. Only 1-2 would be in the office at any one time.

##### Typical Max Number of Animals

- 88 dogs;
- 68 cats;
- Provisions for 15 poultry;
- 1-2 livestock at any one time.

##### Length of Stay for Animals

The estimated length of stay of adoption animals is between 28-31 days.

Council impounds are kept for an average of two (2) days.

##### Associated Vets

Council and the service provider would have accounts with multiple veterinarians across the Central Coast to cater for the workload from the facility.

## Medical Treatment Onsite

The RACF would have general first aid, flea/worming vaccinations and also microchipping.

## Medication Management

General medication will be kept in the draws and daily medication containers. Non general/additive/dangerous medication would be kept within a locked storage and a medication register would be kept.

The proposed CCRACF will include the following:

- Administration building;
- Kennels;
- Cat enclosures;
- Meet and greet areas for perspective adopters;
- Multiple enrichment and exercise zones;
- Walking paths (for trial walks);
- Multiple access pathways;
- Rainwater tanks;
- Double kennels for bonded pairs and mums and pups;
- Seized or behavioural dog areas;
- Specialise 'dog washroom' to be used for dog washing and grooming;
- Microchipping rooms;
- Cat isolation enclosure (when quarantining for cat flu);
- Onsite sewer treatment and disposal;
- Upgrade of the existing access road;
- Removal of vegetation;
- Bulk earthworks including importing and stockpiling of fill.

Architectural Plans and Concept Engineering Plans including full details of the proposed development have been provided in Appendices A and B respectively.

The operations of the proposed development have been provided within the Plan of Management attached as Appendix P.

## 3.2 DESIGN DRIVERS

Multiple design drivers informed the proposed layout, as follows:

### 3.2.1 Location

The location of the proposed CCRACF was strategically chosen as the site is easily accessible and in an area with limited sensitive receivers. The subject site is centrally located and in close proximity to the M1 Motorway making it easily reached for potential visitors. Being in a location which has limited sensitive receivers means that the potential for impact on surrounding properties is greatly reduced.

### 3.2.2 Layout

The concept layout of the CCRACF was limited to the south western portion of the site as this area is mostly cleared and would not require large amounts of clearing.

The northern portion of the site has been limited to the onsite sewer management system and the use of the existing cleared lands as recreation areas. There are also walking trails proposed in the north eastern portion where the tracks would meander around the existing trees to create a nature walk for potential adoptees to take the animals on walks.

### 3.3 COUNCIL CONSULTATION

A pre-lodgment meeting was held with Council on 2<sup>nd</sup> March 2022 where the following key points were raised and have been addressed within the proposed development:

Table 1: Key Issues

COUNCIL REQUIREMENT	DA RESPONSE
<b>PLANNING</b>	
<u>Rural Fires Act 1997:</u> A Bushfire Safety Authority is required from NSW Rural Fire Service (RFS).	A Bushfire Assessment Report has been prepared in support of the proposal (refer to Appendix I). It is to be noted that the proposal does not require a BSA from the RFS, as it does not involve subdivision of land which could lawfully be used for residential or rural residential purposes, and is not listed as a “special fire protection purpose”.
<u>Water Management Act 2000:</u> The proposed development involves works within 40 metres of a watercourse and will require a controlled activity approval under the Water Management Act 2000. You will need to identify the development as ‘Nominated Integrated Development’. It is strongly recommended that the Natural Resources Access Regulator (NRAR) be contacted to discuss the proposal in regard to riparian zones, offsets and watercourse crossings etc prior to lodging a development application.	Refer to Section 4.1.6. The subject works within waterfront land is exempt under the Water Management Regulations 2018.
<u>State Environmental Planning Policy (Resilience and Hazards) 2021</u> Details of potential contamination	A Preliminary Contamination Report has been prepared by Qualtest and provided within Appendix M.
<u>SEPP (Industry and Employment) 2021: Chapter 3 Signage</u> Details of proposed signage	Discussed below in Section 4.1.7.
<u>SEPP (Biodiversity and Conservation) 2021 – Chapter 4 Koala Habitat Protection 2021</u>	An Ecology Assessment Report has been prepared by AEP and provided within Appendix F.
<u>Wyang Local Environmental Plan 2013 (WLEP 2013):</u> Consideration of the Wyong LEP 2013	N/A
<u>Central Coast Local Environmental Plan (CCLEP)</u> Consideration of the CCLEP.	Discussed below in Section 4.
<u>Wyang Development Control Plan (WDCP) 2013:</u> Consideration of the WDCP 2013	This DCP has now been superseded by the Central Coast DCP 2022 and the relevant provisions have been addressed below in Section 4.
<u>Estimated Cost of works</u>	Provided within application.
<u>Acoustic</u>	An Acoustic Report has been prepared by Spectrum Acoustics and provided within Appendix J.
<b>ENGINEERING</b>	
<u>Traffic</u>	A Traffic Impact Assessment has been provided within Appendix N.
<u>Onsite sewer management system</u>	An Onsite Sewer Management Report has been prepared by Decentralised Water and provided within Appendix L.

COUNCIL REQUIREMENT		DA RESPONSE
<u>Stormwater Management</u>		A Water Cycle Management Plan prepared by ADW Johnson has been provided within Appendix E.
<u>Flooding</u>		Flooding has been addressed within Section 4.1.1.
<b>ECOLOGY</b>		
<u>Ecology report or BDAR</u>		As discussed above, an EAR has been prepared in support of the proposed works. The proposal does not trigger the need for a BDAR.
<u>Known Site Constraints</u>		Discussed within the EAR.
<u>Field Surveys</u>		Field Surveys were conducted as part of the EAR.
<u>Avoid and minimise as per BAM Stage 2 Operational Manual</u>		The proposed development does not require a BDAR and as such, is section is not applicable. Notwithstanding this, the proposed development has avoided large portions of vegetation and has attempted to utilise the cleared areas within the site.
<u>Serious and Irreversible Impact (SAIL) on biodiversity values</u>		N/A
<u>Study Area</u> To include all areas impacted by the development.		The Study Area has been based off a limit of works footprint which includes all impacts within the site.
<u>Landscape Features and Vegetation mapping</u>		The EAR includes all landscape features and vegetation mapping.
<u>Vegetation Management Plan</u>		A Biodiversity Management Plan has been prepared by AEP and provided within Appendix G.
<u>Arborist Report</u>		An Arborist report has been prepared by AEP and provided within Appendix H.
<u>Environment Protection and Biodiversity Conservation Act 1999</u>		The EAR addresses this issue.
<b>Environmental Health</b>		
<u>Contamination</u>		A Contamination Report had been completed by Qualtest and provided within Appendix M.
<u>Acid Sulfate Soils</u>		Discussed below in Section 4.
<u>Noise</u>		An Acoustic Report has been prepared by Spectrum Acoustics and provided within Appendix J.
<u>Onsite Sewer Management System</u>		An Onsite Sewer Management System has been designed for the subject site and a Wastewater Management Report has been prepared by Decentralised Water and provided within Appendix L.
<b>DA LODGEMENT REQUIREMENTS</b>		
Architectural plans, including site plan, floor plans, elevations, sections and long sections Provide dimensions, loading areas, and waste storage areas on floor plans.		Included within Appendix A.
Statement of Environmental Effects addressing all details, legislation and policies.		Provided.
Survey plans		Included within Appendix A.
Quantity Surveyors Report		Provided.
Arborist Report		Provided as Appendix H.
Ecological Assessment		Provided as Appendix F.
Vegetation Management Plan		Provided as Appendix G.
Bushfire Assessment Report		Included within Appendix I.
Preliminary Civil Engineering Plans		Provided as Appendix B.

COUNCIL REQUIREMENT	DA RESPONSE
Erosion and Sedimentation Control Plan	Included within Appendix B.
Traffic Assessment Report	Provided as Appendix N.
Landscape Plan	Provided as Appendix O.
Acoustic Report	Provided as Appendix J.
Operational Management Plan	Provided as Appendix P.
Waste Management Plan	Provided as Appendix R.
Swept Turning Path Overlays	Included within Appendices A and B.

# **SECTION 4**

# **PLANNING**

# **CONTROLS**

## 4. Planning Controls

### 4.1 ENVIRONMENTAL PLANNING INSTRUMENT (S4.15C1(A)(I))

#### 4.1.1 Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022

The *Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022* commenced on 2 April 2023 and identified the following additional requirements for Council related development applications:

- a council-related development application must be exhibited for twenty- eight (28) days;
- a council-related development application must be accompanied by a management strategy, being a statement specifying how the council will manage conflicts of interest that may arise in connection with the application because the council is the consent authority, or a statement that the council has no management strategy for the application (see new section 30B);
- a council-related development application must not be determined by the consent authority unless the council has adopted a conflict of interest policy and considers the policy in determining the application (see new section 66A(1)). A 'conflict of interest policy' means a policy that: '(a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and (b) complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal.'

It is confirmed the application will be notified for 28 days. It is also confirmed that Council has no management strategy for the application and on 4<sup>th</sup> April 2023, amendments were adopted to Council's Conflict of Interest protocol for development on Council land.

The above statements confirm that the subject development application complies with the applicable requirement within the *Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022*.

#### 4.1.2 Central Coast Local Environmental Plan 2022

##### Zoning

The subject site is zoned SP2 Infrastructure (Special Purpose – Council Purpose) (see Figure 4).



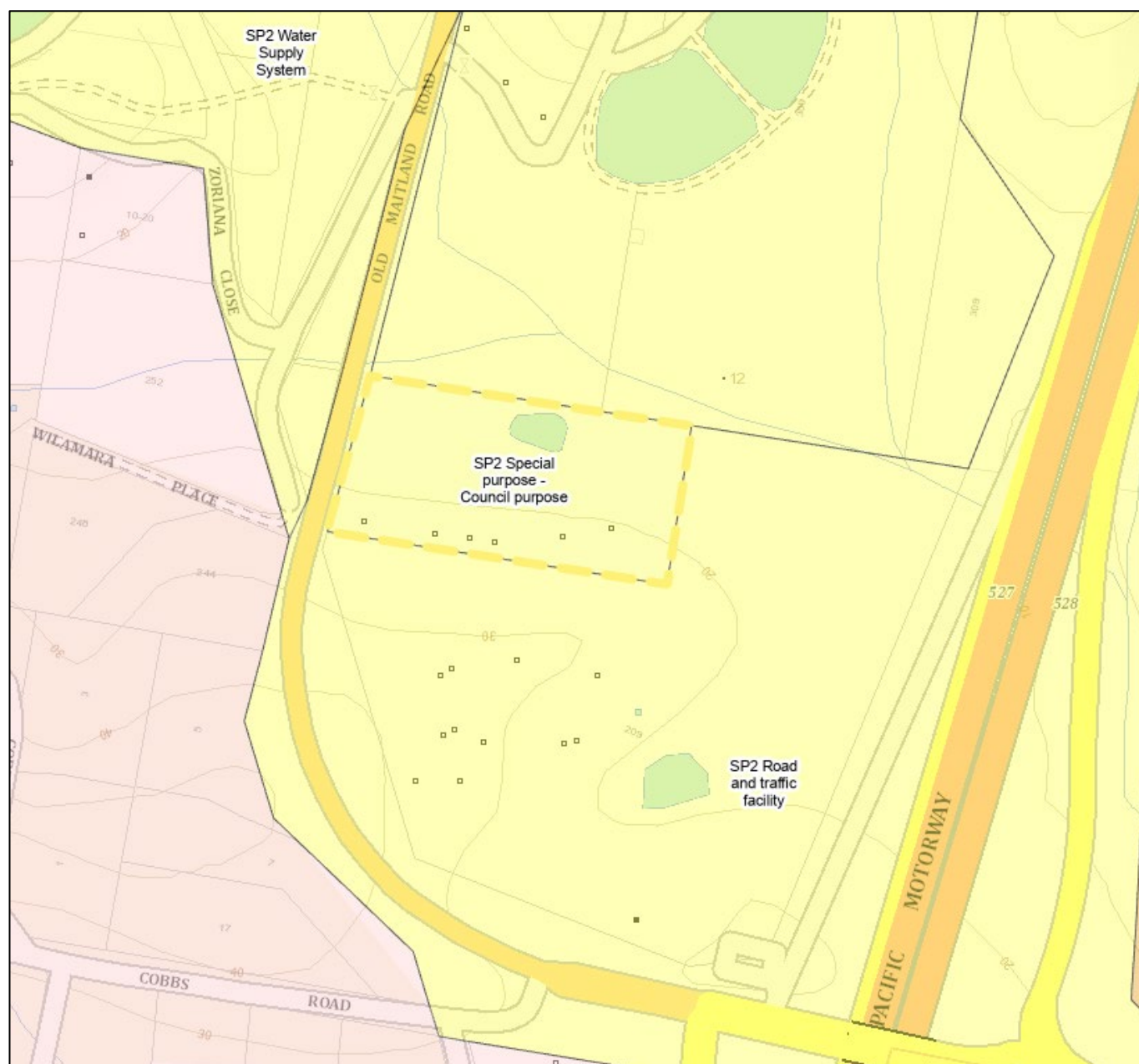


Figure 4: Zoning Map  
Source: NSW eSpatial Viewer

The proposed development is best defined as an “Animal Care Facility”. This however, is not a defined use within the CCLEP, and nor is there another definition which more closely fits the use. For the purpose of determining permissibility then, it is noted that the permitted uses within the zone include “*the purpose shown on the land zoning map*”, with that purpose in this instance being “*Council purpose*”.

Given the proposal is for a Council facility which will replace two (2) existing Council facilities, and will provide a public service from a Council owned building, the use is permitted with consent. It is noted that advice received from Council dated 7<sup>th</sup> December 2022 is consistent with this position.

### Land Use Table

Section 2.3 of the LEP stipulates that the consent authority must have regard to the objectives for a development in a zone when determining a development application in respect of land within the zone.

The subject site is within the SP2 zone which lists the following objectives:

- *To provide for infrastructure and related uses*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- *To recognise existing railway land, major roads and utility installations and to enable their future development and expansion.*

Of the three (3) stated objectives, the first considered as relevant to this proposal and is entirely satisfied.

The proposal is entirely consistent with the first objective in that it seeks to provide infrastructure, being a facility, which cares for and re-homes animals. This type of use could be considered as a form of “social infrastructure”, as is considered as consistent with this objective.

The other two (2) objectives are not relevant as one seeks to prevent certain types of development; and the other deals with land types which are not relevant in this case.

### **Section 5.10 – Heritage Conservation**

#### **European Heritage**

The site is not located within a heritage conservation area and does not contain any state or locally listed items. The nearest building of heritage significance to the site is a dwelling house (I40) which is approximately 2km to the north east.

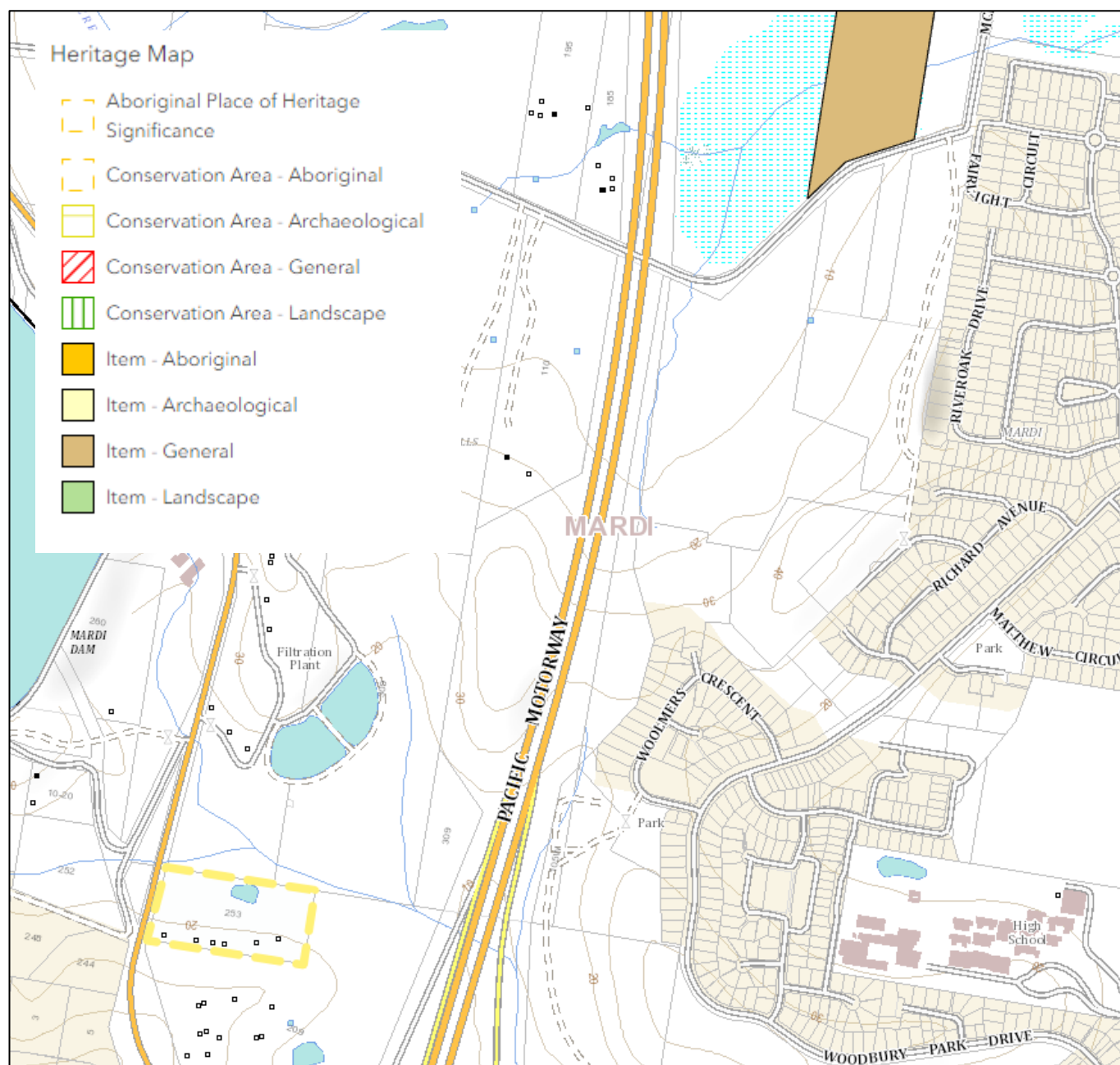


Figure 5: Heritage Map

Source: NSW Planning Portal Spatial Viewer

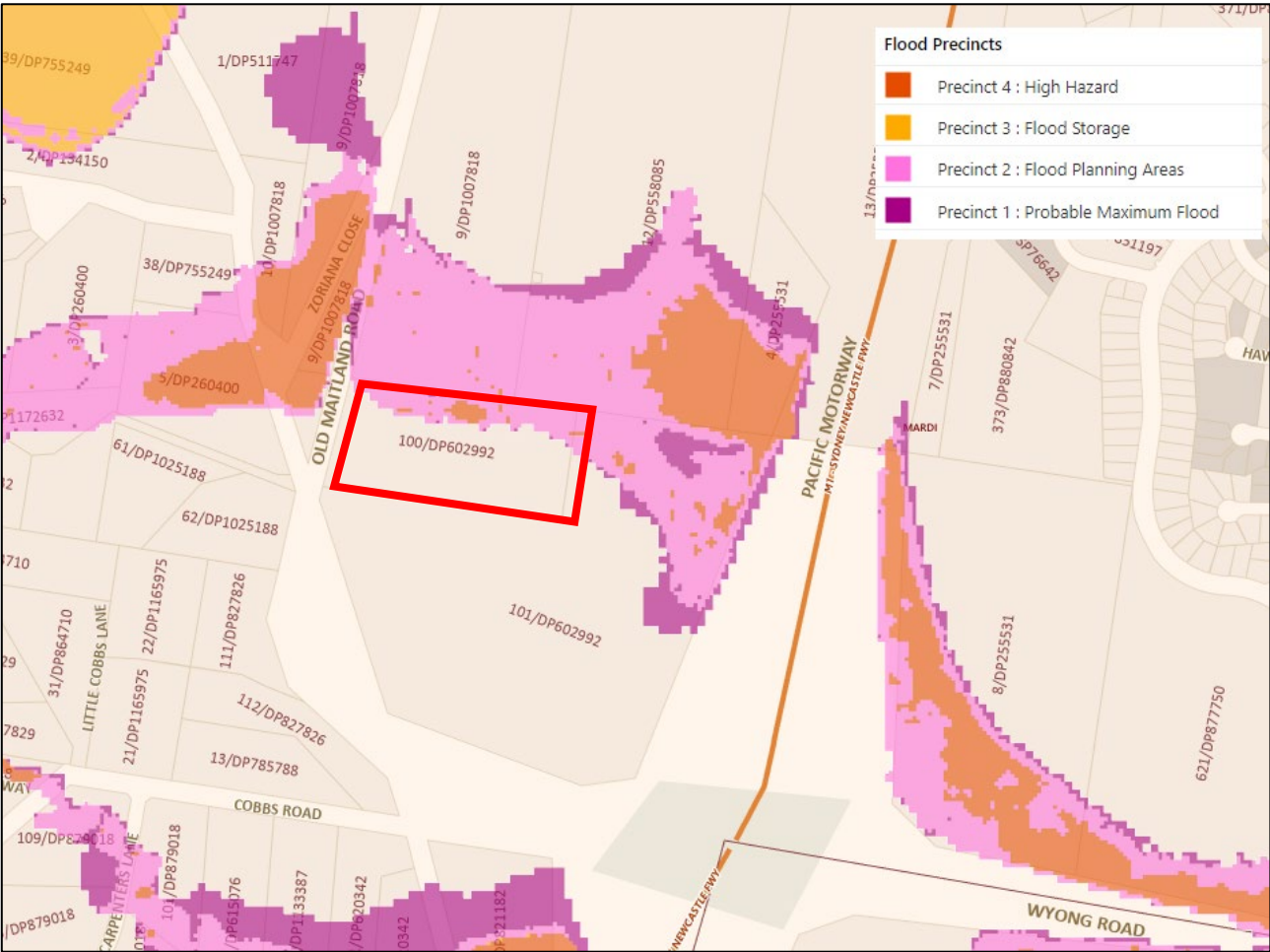
### Aboriginal Heritage

The subject site was previously used as a nursery and has been severely disturbed through the works associated with that use, and the works for the existing Central Coast Council depot. Notwithstanding this, an Aboriginal Heritage Information Management System (AHIMS) search was completed on the subject site in which confirmed that no Aboriginal sites have been found within the site.

A copy of the AHIMS search has been provided within Appendix Q.

### Section 5.21 – Flood Planning

The northern portion of the site is within the flood planning area and flood storage area (see Figure 6), however no part of the proposed works will be in this area with the construction works being within the southern portion of the site.



### Figure 6: Flood Precincts Map

## **Section 7.1 – Acid Sulphate Soils**

Section 7.1 states:

- (3) *Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.*

The subject site has the potential to contain Class 5 ASS (see Figure 7), however these will not be exposed as a result of the proposed works, noting that works below 5.0m AHD are the relevant trigger; the site has a 20m contour, and there is no significant excavation works proposed.

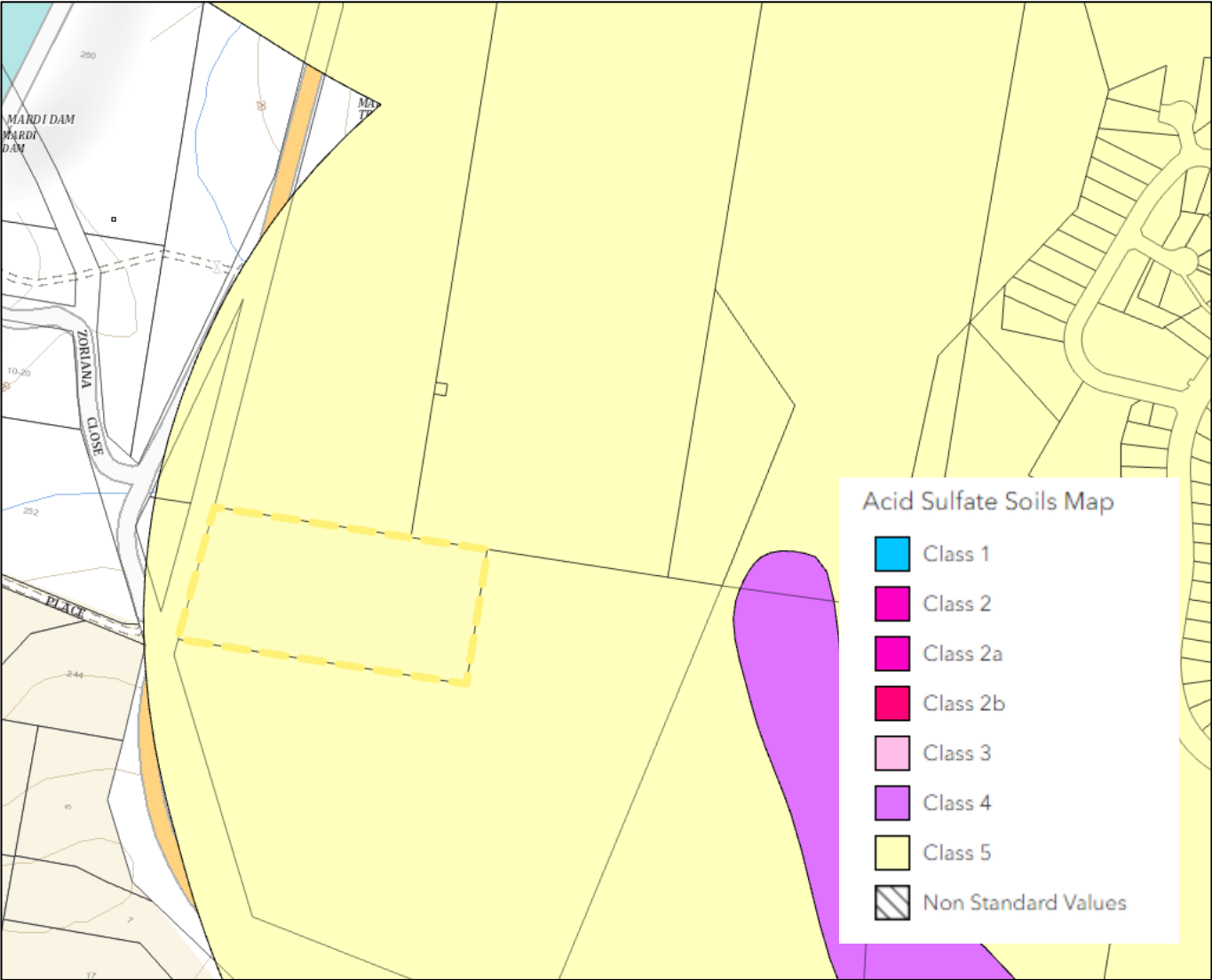


Figure 7: Acid Sulfate Soils Map  
Source: NSW Planning Portal Spatial Viewer

**Section 7.2 – Drinking Water Catchments**

The subject site is not identified as being within the drinking water catchment protection area (see Figure 8).





## Mapping

The following is noted with respect to the remaining mapping layers under the LEP:

- The land is not identified as having additional permitted uses (Section 2.5);
- The land is not required for acquisition purposes (Section 5.1); and
- The land is not identified as a key site (Section 7.11).

Taking the above into consideration, the proposed development is consistent with all objectives and controls within the LEP.

### 4.1.3 SEPP Transport and Infrastructure 2021

#### Chapter 2 – Infrastructure – Traffic Generating Development

Chapter 2 provides that any development listed within Schedule 3 is classified as “traffic generating development” and requires a referral to Transport for New South Wales.

The proposed development is classified as “other development” and does not facilitate over 50 vehicle movements per hour, it is not deemed to be traffic generating development and will not require the concurrence of TfNSW.

### 4.1.4 SEPP (Planning Systems) 2021

#### Chapter 2 – State and Regional Development

Chapter 2.4 of the SEPP (Planning Systems) 2021 states that development which has been specified within the Schedule 6 of the SEPP is declared to be regionally significant with the proposed development being in line with Part 3 of Schedule 6 discussed below:

#### 3 Council related development over \$5 million

*Development that has a capital investment value of more than \$5 million if—*

- (a) a council for the area in which the development is to be carried out is the applicant for development consent,*  
*or*
- (b) the council is the owner of any land on which the development is to be carried out, or*
- (c) the development is to be carried out by the council, or*
- (d) the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).*

The proposed development is identified as Regionally Significant Development due to the development being an application where Central Coast Council are the applicant and is over the capital investment value of \$5 Million.

### 4.1.5 SEPP (Resilience and Hazards) 2021

#### Chapter 2 – Coastal Management

Chapter 2 of the SEPP aims to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016. The chapter applies to land within the coastal zone which includes coastal wetlands and littoral rainforests area, coastal vulnerability areas, coastal environment areas and coastal use areas. The subject development is not located within any of these areas (see Figure 9).

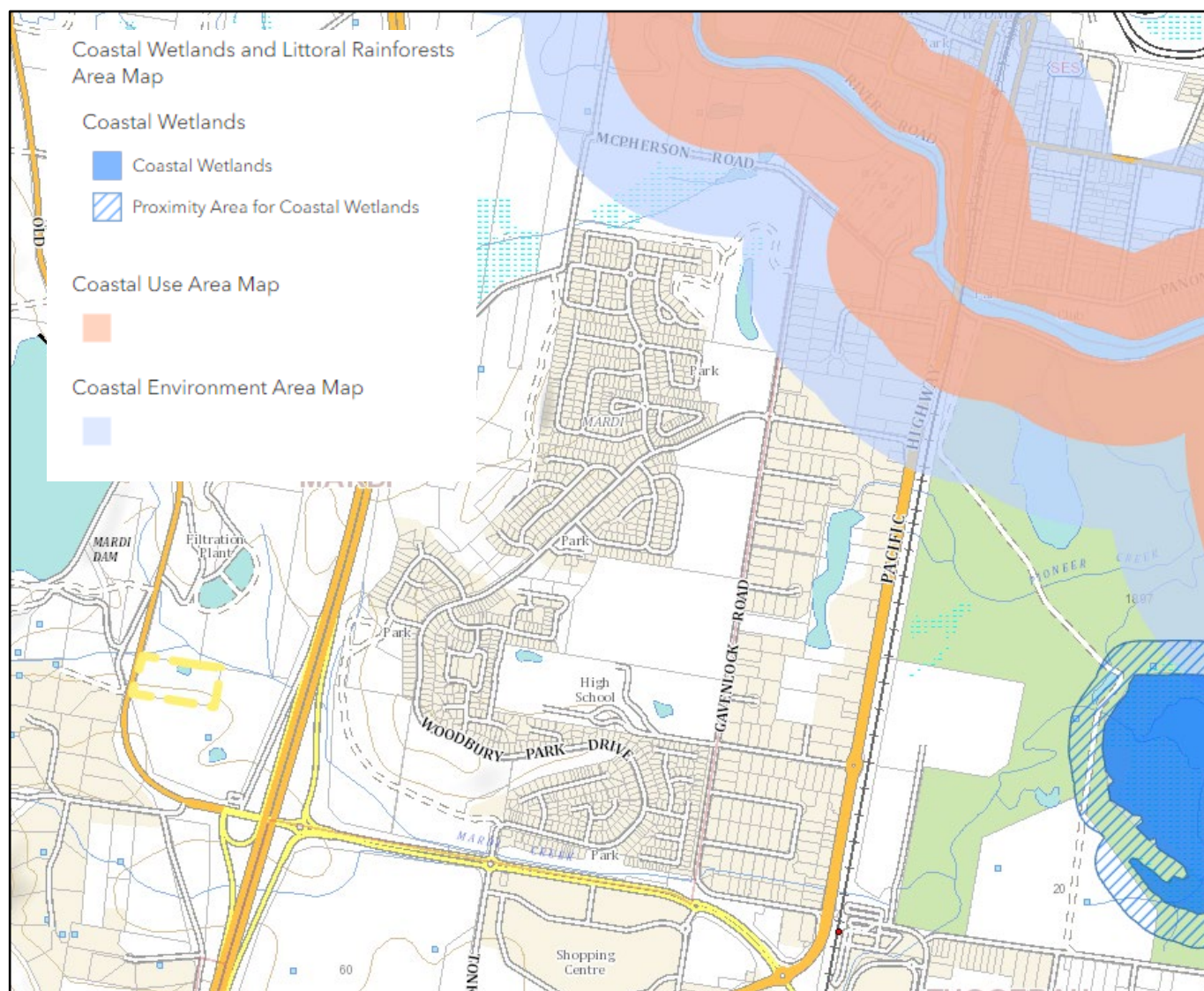


Figure 9: Coastal Management Map  
Source: NSW Planning Portal Spatial Viewer

## Chapter 4 – Remediation of Land

Section 4.6(2) of Chapter 4 states:

*Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*

A Preliminary Contamination Report (PCA) has been prepared by Qualtest which identified four (4) Areas of Environmental Concern (AEC) within the subject site being:

- Current and former buildings across the site – Weathering of potentially hazardous materials (asbestos, lead paint, galvanized metals), Use of insecticides, pesticides and insecticides around buildings, storage of fuels/oils/ chemicals;
- Application of pesticides, weedicides and insecticides – spray application on orchard crops in 1960s to 1970s, storage and application during use of a plant nursery;
- Filling on the site – fill materials of unknown quality and origin; and
- Septic tank and associated transpiration beds/ soak aways – potential leaks of effluent.



The PCA also referenced the previous Contamination Assessments which were conducted on the site, combined with the PCA conducted, Qualtest has made the following recommendations to make the subject site suitable for the use of animal care facility:

- Decommissioning of the existing septic tank in accordance with relevant guidelines, and replacement with an OSSM system that meets current standards;
- Preparation of an Unexpected Finds Procedure to manage potential unexpected finds of contamination during earthworks and construction for the proposed development;
- The Unexpected Finds Procedure could form part of the Construction Environmental Management Plan, to be prepared by the site owner/manager, or contractor.

Qualtest have advised that subject to these recommended works being carried out, the site will be suitable for the proposed use. It is expected that these recommendations will be incorporated as conditions of consent.

A copy of the PCA has been provided with Appendix M.

#### 4.1.6 SEPP (Biodiversity and Conservation) 2021

##### Chapter 4 – Koala Habitat Protection 2021

Chapter 4 applies to all local government areas listed in Schedule 2, which includes Central Coast LGA and therefore the subject site.

The aim of the Chapter is “to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline”.

The SEPP requires that development be consistent with an approved koala management plan that applies to the site, or where there is no such plan, make an assessment as to whether it is likely to have any impact on koalas or koala habitat.

An EAR (Appendix F) has been prepared by Anderson Environmental Planning which concludes that the proposed development does not constitute core koala habitat.

#### 4.1.7 Water Management Act 2000

The Water Management Act 2000 (WM Act) is aimed at regulating the utilisation and preservation of water resource to ensure sustainable and equitable management. Section 91 of the WM Act outlines "controlled activities," which necessitate approval from the relevant authority before they can be undertaken. However, exemptions exist for public authorities, such as the Central Coast Council, which allows works to be completed within waterfront land without requiring a Controlled Activity Approval.

The proposed works within waterfront land does not require a Controlled Activity Approval pursuant of Section 91 of the WM Act due to the works being conducted by Central Coast Council who are exempt from controlled activities pursuant of Section 41 of the Water Management (General) Regulation 2018.

#### 4.1.8 SEPP (Industry and Employment) 2021

##### Chapter 3 Advertising and Signage

##### Part 3.1 – Preliminary

The proposal is subject to the statutory provisions of Chapter 3 of the SEPP, with the proposed signage for the site being classified as “building identification signs”

## Part 3.2 – Signage Generally

Section 3.6 of the SEPP requires the consent authority to be satisfied that the proposal is consistent with the aims and objectives of the Section 3.1(1)(a) therein, which states:

- (1) *This Chapter aims—*  
 (a) *to ensure that signage (including advertising)—*  
 (i) *is compatible with the desired amenity and visual character of an area, and*  
 (ii) *provides effective communication in suitable locations, and*  
 (iii) *is of high quality design and finish, and*

Section 3.6 also requires the consent authority to consider the assessment criteria within Schedule 5.

The proposed signage has been assessed using Schedule 5 Assessment Criteria of the SEPP and is deemed consistent with the Chapter's aim to ensure that signage is compatible with the desired amenity and visual character of the area and is of a high-quality design and finish. A full assessment has been provided below:

SCHEDULE 5 ASSESSMENT CRITERIA	
1. Character of the Area	
Controls	Complies?
<ul style="list-style-type: none"> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	<p><b>Meets</b></p> <p>The proposed signage is compatible with the character of the locality, noting that the site adjoins a TfNSW Depot site, which also has a similar style sign along the road frontage. The signage will not be overbearing and will blend with the façade of the building.</p>
2. Special Areas	
Controls	Complies?
<ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	<p><b>Meets</b></p> <p>The subject site is not within a visually significant or sensitive area, and is as such the signage will not detract from any amenity or visual quality.</p>
3. Views and Vistas	
Controls	Complies?
<ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<p><b>Meets</b></p> <p>The proposed signage does not obstruct views.</p>
4. Streetscape, setting or landscape	
Controls	Complies?
<ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>Does the proposal screen unsightliness?</li> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>Does the proposal require ongoing vegetation management?</li> </ul>	<p><b>Meets</b></p> <p>The proposed signage, being a single business identification sign for a single use, is in proportion with the overall development and does not detract from the frontage of the site.</p>

5. Site and building	
Controls	Complies?
<ul style="list-style-type: none"> <li>• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>• Does the proposal respect important features of the site or building, or both?</li> <li>• Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<p><b>Meets</b></p> <p>The only signage is within the frontage of the site being an identification sign.</p>
6. Associated devices and logos with advertisements and advertising structures	
Controls	Complies?
<ul style="list-style-type: none"> <li>• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	N/A
7. Illumination	
Controls	Complies?
<ul style="list-style-type: none"> <li>• Would illumination result in unacceptable glare?</li> <li>• Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>• Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>• Can the intensity of the illumination be adjusted, if necessary?</li> <li>• Is the illumination subject to a curfew?</li> </ul>	<p><b>N/A</b></p> <p>There is no illumination for the proposed signage.</p>
8. Safety	
Controls	Complies?
<ul style="list-style-type: none"> <li>• Would the proposal reduce the safety for any public road?</li> <li>• Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	<p><b>Meets</b></p>

#### 4.1.9 SEPP (Sustainable Buildings) 2022

##### Chapter 3 – Standards for Non-Residential Development

Chapter 3 of the SEPP applies to development, other than development for the purposes of residential accommodation. The proposed RACF has a capital investment value of over \$5 million and has been designed to enable Chapter 3.2 of the SEPP.

A NABERS Embodies Emissions Material Form has also been completed to accompany the development application and provided as Appendix T.

#### 4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS (S4.15C1(A)(II))

There are no draft environmental planning instruments relevant to the proposed development.

## 4.3 CENTRAL COAST DEVELOPMENT CONTROL PLAN (DCP) 2022 (S4.15(1)(A)(III))

### 4.3.1 Chapter 2.13 Transport and Parking

The main aim of this Chapter is to guarantee an adequate and well-planned allocation of parking spaces for cars on-site for any new projects or modifications to existing premises. It outlines the specific demands and criteria set by the Council for the planning and layout of on-site parking facilities to meet the needs arising from the site's development.

The proposed development will create on-site parking demand therefore would require parking in accordance with the Central Coast DCP 2022, however, animal care facilities do not have a rate within this chapter and as noted within the Pre-Lodgement Meeting Minutes, the proposed development would be assessed on its merits.

The proposed development includes the provisions for 11 visitor parking spots and 10 staff car parking spots. The maximum number of staff at the facility would be eight (8) staff including Rangers from Central Coast Council which the 10 staff car parks would be enough to accommodate. The 11 visitor spaces will be sufficient for the operation, providing parking for the public visiting the site to typically select a pet.

A TIA has been completed by Intersect Traffic which concluded that the proposed number of car parking spaces would be sufficient to meet the peak parking flows generated from the proposed development.

A copy of the Traffic Impact Assessment has been provided within Appendix N.

### 4.3.2 Chapter 3.1 – Floodplain Management and Water Cycle Management

The northern portion of the subject site is within the flood precinct; however, no works have been proposed within this part of the site.

### 4.3.3 Chapter 3.3 – On-site Sewerage Management

As stated within Chapter 3.3 of the Central Coast DCP 2022, under the Local Government Act 1993 and specifically the Local Government (*General*) Regulation 2005, Section 29, Central Coast Council must consider health and environment protection matters when assessing developments which require an onsite sewerage management system (OSSM).

The proposed development is within an area that is unsewered therefore would require a wastewater management report. A Wastewater Management Report (WWMP) has been prepared by Decentralised Water (DW) in accordance with the requirements within Chapter 3.3 of the Central Coast DCP 2022. The site and soil assessment carried out by DW confirmed that the site is appropriate for treatment and disposal of the generated waste, being both human and animal. The selected disposal option is a system incorporating reed beds, with a pressure dosed conventional bed. DW state that reed bed systems are a demonstrated wastewater treatment approach for commercial activities from facilities such as animal shelters and winery waste. The pressure dosed land application design provides an enhanced and consistent delivery of the treated effluent.

The system has been designed to process human and animal waste, along with the water generated by the kennel washing, dog baths, cattery, and the washing of blankets / towels and the like in the onsite laundry.

The resultant scheme is shown below (see Figure 10).

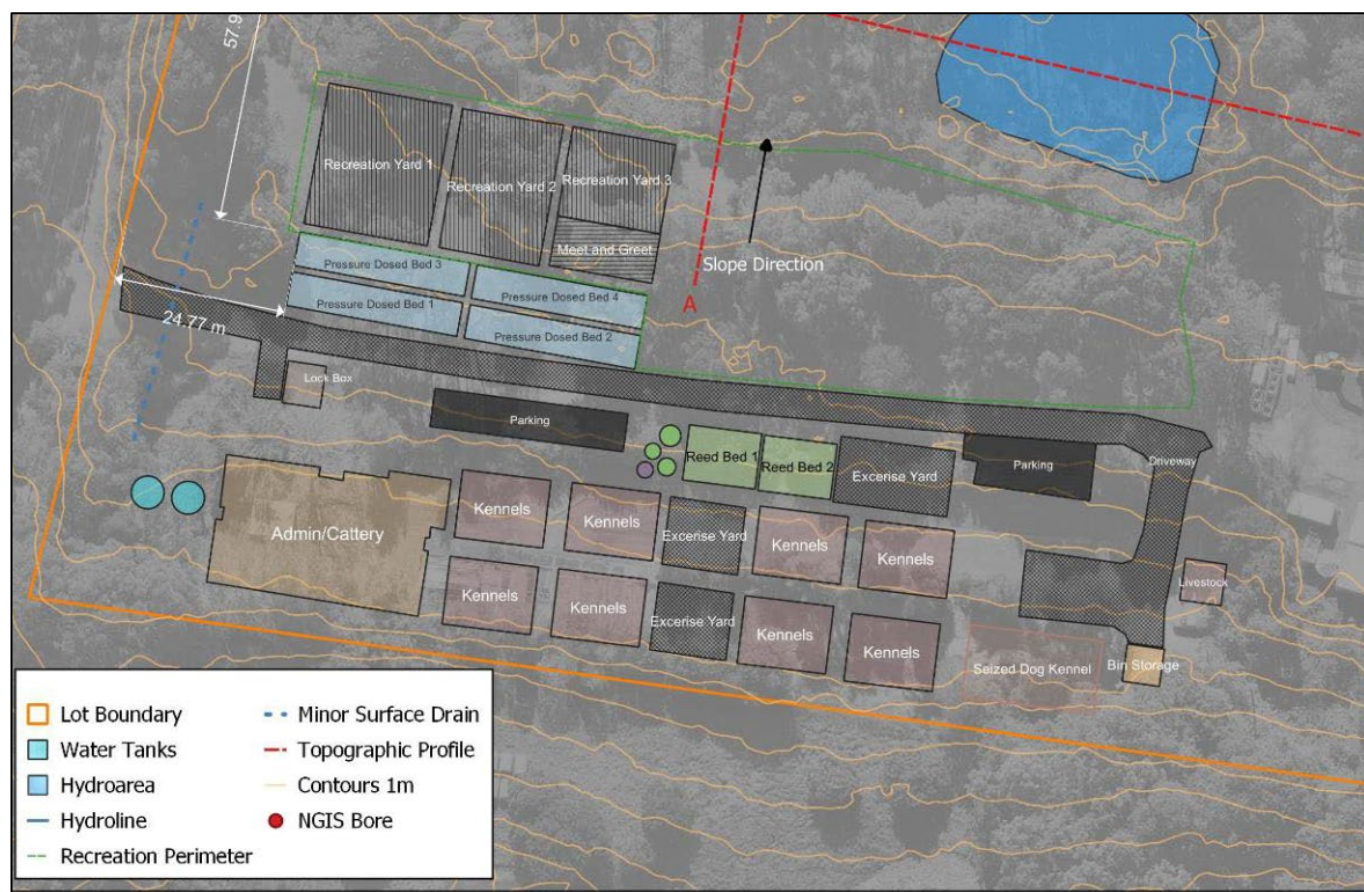


Figure 10: OSSM Layout  
Source: WWMP Report

A copy of the OSSM has been provided as Appendix L.

#### 4.3.4 Chapter 3.5 – Tree and Vegetation Management

The proposed development is on public land, on behalf of Central Coast Council, being a public authority, and in accordance with Section 3.5.1.3 of Central Coast DCP 2022, the provisions of this Chapter do not apply.

### 4.4 PLANNING AGREEMENTS (S4.15C1(A)(IIIA)) AND CONTRIBUTION PLANS

#### 4.4.1 Warnervale District Contributions Plan

The proposed development does not require the payment of any levies under the Section 7.12 Contributions Plan as it is for public infrastructure works.

### 4.5 THE CENTRAL COAST REGIONAL PLAN 2041

The Central Coast Regional Plan (CCRP), released in October 2022 outlines the visions, objectives, strategies and actions which will support growth and change in the region over the next 20 years. Some of the key objectives in the plan which will guide future decision-making include:

- Creating a sustainable and connected community where the goal is to create a neighbourhood where people live near their workplaces or within the city centres with the neighbourhoods designed for sustainability and promoting social cohesion for the community.
- Providing a community that creates a place with sustainable growth through the right sequencing of development and infrastructure.
- The vision that aims to build capacity to adapt to changes in climate, housing markets and the economy to allow for long term resilience and sustainability for the future.



- Providing social infrastructure, health care and public transport.

The proposed development is for a CCRACF which is an important piece of infrastructure for the community. It provides a refuge for the abandoned or abused animals and would also become an educational hub which will raise awareness for animal welfare, responsible pet care and the importance of pets for a person's social and mental wellbeing.

#### **4.6 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT**

The proposed development does not require referral to the Australian Government Department of the Environment as it is not likely to have a significant impact on nationally listed threatened or migratory species or threatened ecological communities.

Further information in this regard is provided within the EAR located within Appendix F.

#### **4.7 BIODIVERSITY CONSERVATION ACT 2016**

As outlined in the EAR prepared by AEP, the proposal does not trigger the requirement for a BDAR (refer to Appendix F).

This is discussed in more detail within Section 5.

#### **4.8 INTEGRATED DEVELOPMENT**

The proposed development is not classified as "Integrated Development" under Section 4.46 of the Environmental Planning and Assessment Act 1979.

# **SECTION 5**

# **ENVIRONMENTAL**

# **CONTROLS**

## 5. Environmental Controls

### 5.1 THE LIKELY IMPACTS OF DEVELOPMENT (S4.15C(1)(B))

#### 5.1.1 Context and Setting

The subject site has been strategically chosen for the proposed development. The eastern portion of the site is currently the Central Coast Council depot with the project area being the western portion of the site. This area of the site is currently vacant with the site being historically used as a nursery.

#### 5.1.2 Access, Transport and Traffic

##### Access

The proposed development has the single access point off Old Maitland Road which is in close proximity to the M1 Motorway.

##### Traffic

A Traffic Impact Assessment has been prepared by Intersect Traffic which provides that the proposed development would generate approximately up to 24 vtpm on the local road system network during the critical weekend peak and 11 vtpm during the weekday AM and PM peaks. The TIA assessed the existing traffic volumes on Old Maitland Road and made the following conclusions:

- The additional traffic generated by the development will not cause Old Maitland Road to reach its technical mid-block two-way capacity therefore the local road network has sufficient spare capacity to cater for the development.
- The additional traffic generated by the development would not adversely impact on the operation of external road network intersections as traffic is further distributed through the road network particularly considering that at the busier intersections the additional traffic volumes through the intersection will be less than 6 tpm or 4 % of existing traffic volumes.
- The development provides sufficient and suitable on-site car parking provision to meet the likely peak parking demand generated by the development.
- Sidra modelling of the site access has shown that it will operate with almost uninterrupted flow conditions during the critical weekday and weekend peak periods with little if any delay for vehicles entering and exiting the site.

Full details with regards to the above are provided within the TIA within Appendix N.

##### Public Transport + Pedestrian + Cyclist Infrastructure

Public transport to the subject site is only provided by Route 30 (Tuggerah – Mardi – Wyong – South Tacoma), which is located close to the site. Currently, there are three (3) bus services in each direction per day from Monday to Friday. Figure 11 overleaf displays an extract of the bus route, including the route itself and various connecting routes.

The nearest bus stops can be found on Old Maitland Road, approximately 350m south of the site (near Cobbs Road), and approximately 250m north of the site (near Zoriana Close).

It is noted that there are no footpaths along Old Maitland Road. Pedestrians, if necessary, can use the grassed verges or the sealed shoulders of Old Maitland Road. Additionally, there are no dedicated on or off-road cycleways in the area. Cyclists are required to use the travel lanes on the road, which is more suitable for experienced cyclists. During onsite inspections, no pedestrians or cyclists were observed near the site.



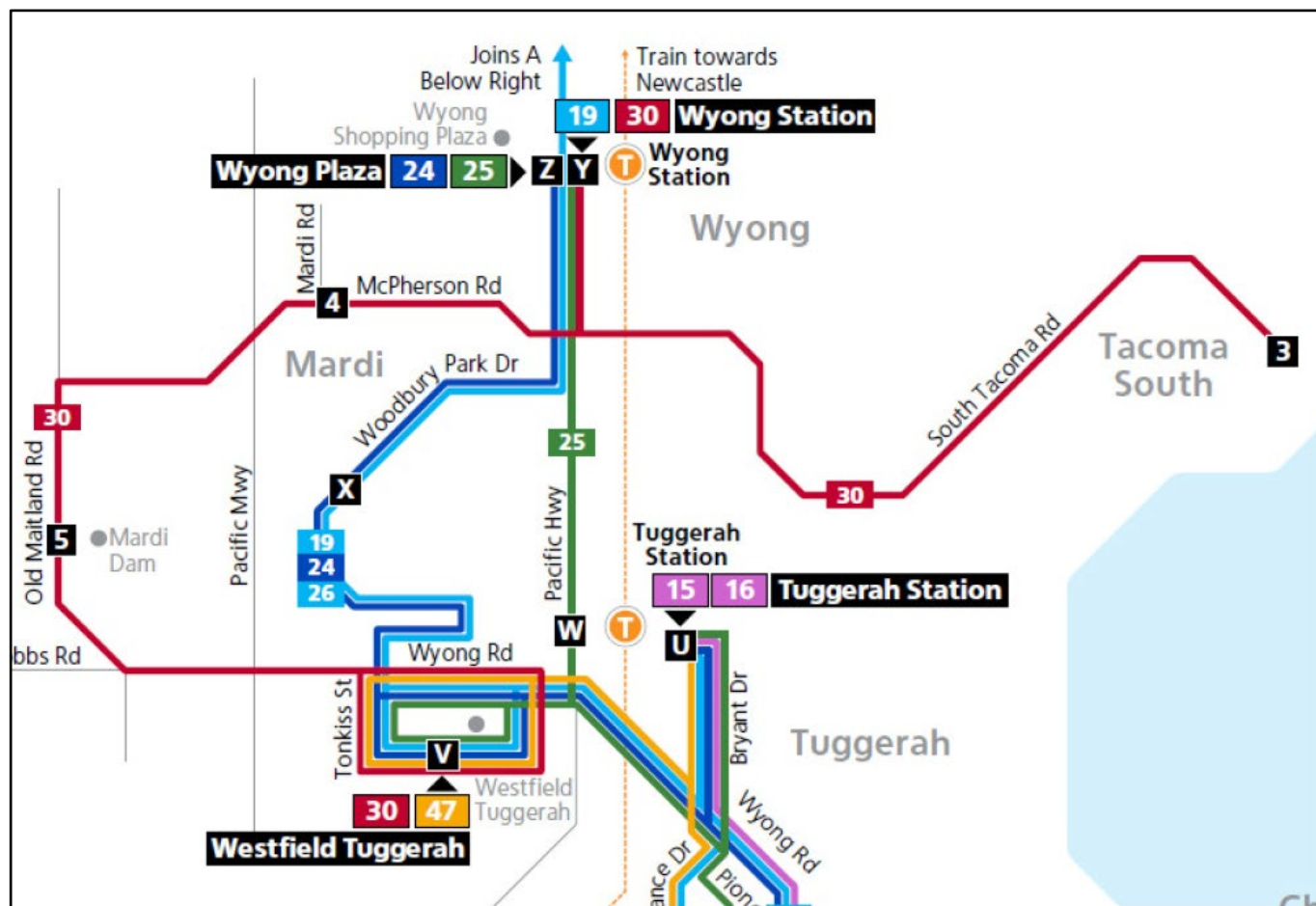


Figure 11: Public Transport Map indicating Future Link  
Source: Traffic Impact Assessment

### 5.1.3 Public Domain

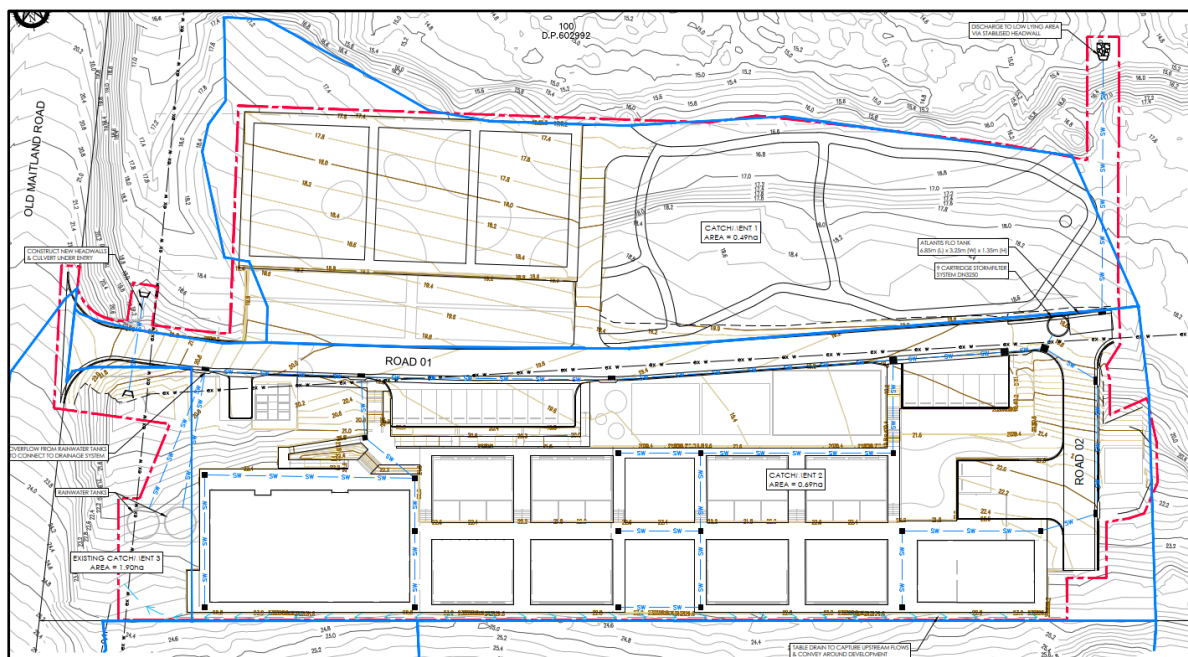
Despite the works being proposed within public land, there are no impacts anticipated for the public domain in the larger sense. The site is well screened from the road, and is typically adjacent to other similar use sites.

### 5.1.4 Stormwater, Drainage and Water Quality

#### Water Cycle Management Plan

A Water Cycle Management Plan has been prepared for the development which addresses both stormwater quantity and quality requirements for the catchments. This is achieved through the construction of a stormwater system that uses a combination of pit and pipe networks and water sensitive urban design elements to convey and treat stormwater runoff from the site.

The proposed development has two (2) stormwater catchments with the northern and southern portion of the site being split by the existing road (see Figure 12). A system will be installed within the driveway to capture and treat the pollutants from the southern catchment (Catchment 2). The northern catchment (Catchment 1) contains significant diffuse runoff from impervious paths to pervious grass which will act as a buffer strip.



**Figure 12: Catchment Map**  
Source: Water Cycle Management Plan

Detention storage has been modelled using the DRAINS software and designed to limit the peak flows from the post developed catchment to less than or equal to the peak runoff of the pre developed catchments.

AEP (%)	Pre-Development Flow (m <sup>3</sup> /s)	Post-Development Flow with Detention (m <sup>3</sup> /s)	Detention Tank Top Water Level (m)
63.21	0.24	0.24	0.62
50	0.28	0.28	0.7
20	0.4	0.4	0.9
10	0.49	0.49	0.99
5	0.58	0.58	1.08
2	0.75	0.75	1.2
1	0.87	0.87	1.33

MUSIC modelling has been completed adopting water sensitive urban design measures to demonstrate compliance with the performance target objectives of Central Coast Council and depicted within the table below:

Pollutant	Source Load (kg/yr)	Residual Load (kg/yr)	Modelled Reduction (%)	Target Reduction (%)
Total Suspended Solids	1270	182	85.7	80
Total Phosphorus	2.4	0.745	68.9	45
Total Nitrogen	16.4	8.45	48.4	45
Gross Pollutants	163	16.3	90	90

Full details with regards to the above are discussed within the WCMP located within Appendix E.

### 5.1.5 Erosion and Sediment Control

The WCMP located within Appendix E also details proposed erosion and sedimentation controls which will be implemented during the construction phase of the project.



The proposed erosion and sedimentation control methods will be further elaborated on as part of the Construction Certificate stage.

### 5.1.6 Flora and Fauna

An Ecological Assessment Report has been conducted by Anderson Environment and Planning (AEP) as the proposed development does not clear over the required threshold for a Biodiversity Development Assessment Report (BDAR). The subject site has a lot area of 2.77ha with a clearing threshold of 0.5ha therefore not triggering a BDAR as the proposed development will only impact upon 0.39ha of native vegetation.

The proposed development will impact upon 0.06ha of native vegetation, 0.33ha of a mix of planted native and exotic vegetation and 0.14ha of exotic grasslands. The native vegetation consists of Plant Community Type (PCT) 1566 – White Mahogany – Turpentine moist shrubby tall open forest and PCT 1723 – Melaleuca biconvexa – Swamp Mahogany – Cabbage Palm swamp forest of the Central Coast in varying conditions, and consistent with regional vegetation mapping (see Figure 13).

AEP have also prepared a Biodiversity Management Plan (BMP) which has been developed to schedule mitigation works required for the native flora and fauna as a result of the proposed development. The BMP work include works regarding the welfare of the native fauna before and during construction (Wildlife Management Strategy) and the regeneration, monitoring and maintenance of the retained areas in a five(5) year plan.



Figure 13: PCT Map  
Source: AEP, 2022

The proposed development would be removing one (1) hollow bearing tree (HBT) which has two (2) small hollows and splits. It is proposed that two (2) nest boxes will be installed within the retained vegetation to offset the removal of the HBT.

A copy of the EAR and BMP are provided within Appendix F and Appendix G respectively.

An Arborist Assessment Report (AAR) has been conducted by AEP in which assessed 70 trees within the development footprint (see Figure 14).



Recommendations regarding the retention and removal of the trees have been included below:

- The removal of trees should be removed by a qualified tree worker with appropriate professional liability insurance, and removed in a manner to prevent damage to retained trees.
- Retained trees within the development area should be conducted with Tree Protection Measures which are outlined within the Arborist Impact Assessment within Appendix H.
- Clothing, equipment and boots should be clean and sanitised prior to each site visit to prevent onsite introduction of plant pests and diseases such as Myrtle rust.
- Vehicles and construction equipment should utilise designated entry and egress points to avoid potential impacts on trees to be retained. Construction Access to the proposal footprint should be restricted to the western and northern boundaries of the proposal footprint for this reason.



Figure 14: Tree Assessment (Green: Retain, Red: Remove, Orange: Retain (TPZ Protection))  
Source: AEP Arborist Report

### 5.1.7 Heritage

Discussed above within Section 4.



### 5.1.8 Natural Hazards

#### **Bushfire**

As noted previously, the subject site is classified as “bushfire prone” land under the bushfire maps adopted by Central Coast Council.

The proposed development is classified as a National Construction Code (NCC) Class 5-8 building, it does not require referral to the RFS when the proposed application can show compliance to the provisions within the NCC and the consent authority would be able to determine compliance of the development. The proposal does not require a BSA from the RFS.

To identify the extent of bushfire threat and to assist the consent authority in their assessment of the proposal, a Bushfire Assessment Report has been prepared by Anderson Environmental and Planning (AEP). Recommendations in regards to bushfire include the location of the hydrants and hoses and the required 10m of defendable space for the proposed development (Figure 15). It is also recommended that where 10m of defendable space is not available, performance-based solutions are recommended.

Other recommendations relating to building standards, water supply and access arrangements are provided within the BAR within Appendix I.



Figure 15: Defendable Space Map  
Source: AEP BAR

#### **Mine Subsidence**

The subject site is not located within a Mine Subsidence District (see Figure 16).







Figure 17: Noise logger and residential receivers  
Source: Acoustic Report

A copy of the Acoustic Impact Assessment has been provided within Appendix J.

#### 5.1.10 Social Impact

The proposed development would have many positive impacts on the community through promoting the need for responsible pet ownership to enhancing the safety of animals and the general public and increasing community engagement. The proposed facility would provide for a place which would encourage adoption and provide compassion towards the community.

It would also provide a community hub that would be able to educate others to raise awareness regarding the responsible ownership of pets and animal welfare.

#### 5.1.11 Economic Impact

The subject development would have significant economic impacts with the site creating employment opportunities from the construction of the facility to the ongoing employment that will be created from the CCRACF. It would also reduce the number of stray animals and the management costs associated with the animal population.

#### 5.1.12 Landscaping

A Concept Landscape Plan has been prepared by Xeriscapes which provides a planting design strategy which will aim to do the following:

- Reduce the bulk and scale of the development through cascading plants;
- Planting of evergreen trees to provide shade and amenity;
- Focused on the planting of native species to retain the bushland vegetation character of the site;

- Establish a pathway of feature trees to empathise the main entry;
- Creating a green corridor link for native flora and fauna through local species;
- Using a diverse range of plants at the CCRACF; and
- Using plants with broad leaves or weeping habits to provide more shade for animal during hot weather.

A copy of the landscape plans are provided within Appendix O.

### 5.1.13 Site Design and Internal Design

Discussed within Section 3.

### 5.1.14 Waste

As with most best practice building projects, the amount of waste to be generated during the construction phase will generally be minimal by use of pre-ordered and pre-fabricated materials where possible.

In terms of waste management, during construction the majority of the waste produced will be from the removal of topsoil, and of trees. This will be re-used elsewhere by the contractors or where re-use is not possible or inappropriate, green waste will be disposed of at the local Waste Management Facility.

In terms of ongoing waste management for the animal care facility, the site has sufficient area to accommodate Council's garbage bins. It is noted that the bins will be taken to the frontage of the site for easier collection by Council. Notwithstanding this, the access road been designed to accommodate Council's garbage trucks, with the turning paths shown within the architectural and engineering plans.

An area has been identified within the site for a skip bin, which will be serviced from within the property, avoiding the need to transfer the bin to the front of the site. This arrangement will utilise part of the depot portion of the site for vehicle turning, however given the fact that both operations on the one (1) site are Council operations, no additional arrangements for this access are required.

Further information in this regard is provided within the Waste Management Plan for the development within Appendix R.

### 5.1.15 Safety, Security and Crime Prevention

A Crime Prevention through Environmental Design (CPTED) Report has been prepared by James Marshall and Co which has provided site specific recommendations as discussed below:

- The boundaries are to be fenced and gated after hours;
- Boundary and open areas to be lit at night;
- Clear signage for way finding;
- Ensure access into the facility is via the admin/reception area so all people are accounted for and visitors cannot access the buildings from other access points;
- Restrict access to "back of house" areas; and
- CCTV to be located throughout the facility for safety and monitoring purposes.

The above recommendations have been implemented within the design of the CCRACF.

The CPTED report including general CPTED recommendations have been provided within Appendix K.

## 5.2 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT (S4.15C(1)(C))

The proposed development is located within a vacant portion of the site owned by Council. The site is zoned for Council's specific use and is within a central location being in close proximity to public services and infrastructure.



As demonstrated above, there are few constraints to the operation of the facility, with the nature of the site actually conducive to the use. For these reasons the subject site is completely suitable for the proposed development of the Regional Animal Care Facility.

### **5.3 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT (S4.15C(1)(D))**

The proposed development will require public notification in accordance with Chapter 1.2 *Notification of Development Proposals*.

### **5.4 THE PUBLIC INTEREST (S4.15C(1)(E))**

The proposed development will develop existing vacant portion of the land for the purposes for which it has been zoned and as such, is considered to be in the public interest through the long-term benefits of development and growth within a strategically appropriate location.

# **SECTION 6**

# **CONCLUSION**

## 6. Conclusion

The proposed CCRACF is a vital piece of infrastructure for the community, providing a service which has up until now been offered from two (2) separate sites within the LGA. Both of these are no longer considered “fit for purpose”.

With the amalgamation of the former Gosford and Wyong LGA's, the need for a larger, more modern facility has been identified, with that facility needed to be within a relatively central location. The resultant proposal has been designed to accommodate all constraints within the site and to not detract from the natural character within the locality.

All required infrastructure and services are available or can be provided to the site. In addition, walking paths and landscaping through the site will also be provided to create an overall experience when visiting the proposed CCRACF.

It is noteworthy that the proposed development aligns harmoniously with all pertinent provisions stipulated in the Central Coast LEP 2022 and effectively adheres to the relevant objectives outlined in the Central Coast DCP 2022.

Taking the above into consideration, the proposal addresses all matters under Section 4.15C of the EP&A Act and on this basis, HCCRPP are requested to grant development consent to the application.

# APPENDIX A

## Architectural Plans

CKDS

**A D D E N D I X**

# APPENDIX B

## Concept Engineering Plans

ADW Johnson

# APPENDIX C

Certificate of Title

**A D D E N D I V**

# APPENDIX D

Deposited Plan

**A D D E N D I X**

# APPENDIX E

## Water Cycle Management Plan

ADW JOHNSON



# APPENDIX F

## Ecology Report

ANDERSON ENVIRONMENT & PLANNING

# APPENDIX G

## Biodiversity Management Plan

ANDERSON ENVIRONMENT & PLANNING

# APPENDIX H

## Arborist Report

ANDERSON ENVIRONMENT & PLANNING

# APPENDIX I

## **Bushfire Report**

ANDERSON ENVIRONMENT & PLANNING



# APPENDIX J

## Acoustic Report

SPECTRUM ACOUSTICS

# APPENDIX K

## CPTED Assessment

JAMES MARSHALL & CO

# APPENDIX L

## Wastewater Management Plan

DECENTRALISED WATER

# APPENDIX M

## Contamination Assessment

QUALTEST LABORATORY

# APPENDIX N

## Traffic Impact Assessment

INTERSECT TRAFFIC



# APPENDIX O

## Landscape Plan

XERISCAPES

# APPENDIX P

## Plan of Management

ADW JOHNSON

# APPENDIX Q

AHIMS Search

APPENDIX Q

# APPENDIX R

## Waste Management Plan

ADW JOHNSON

# **APPENDIX S**

## **Community Safety Facilities Feasibility Study**

CENTRAL COAST COUNCIL



# APPENDIX T

## NABERS Embodied Emissions Materials Form



QMS Certification Services



QMS Certification Services



QMS Certification Services



[www.adwjohnson.com.au](http://www.adwjohnson.com.au)