

Central Coast

Local Planning Panel

Central Coast
Local Planning Panel Meeting
Business Paper
17 July 2025



Meeting Notice

**The Local Planning Panel Meeting
of Central Coast
will be held remotely - online,
Thursday 17 July 2025 at 12.00pm,
for the transaction of the business listed below:**

1	Procedural Items	
1.1	Disclosures of Interest	3
2	Confirmation of Minutes of Previous Meetings	
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3.1	DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed.....	14

Heather Warton
Chairperson

Item No: 1.1
Title: Disclosures of Interest
Department: Governance

Central Coast
Local Planning Panel

19 June 2025 Local Planning Panel Meeting

Reference: F2020/02502 - D14205789

The NSW Local Planning Panel Code of Conduct states that all panel members must sign a declaration of interest in relation to each matter on the agenda before or at the beginning of each meeting.

Recommendation

That Panel Members now confirm that they have signed a declaration of interest in relation to each matter on the agenda for this meeting and will take any management measures identified.

Item No: 2.1
Title: Confirmation of Minutes of Previous Meeting
Department: Corporate Services

Central Coast
Local Planning Panel

17 July 2025 Local Planning Panel Meeting

Reference: F2020/02502 - D16949344

Author: Lisa Martin, Civic Support Officer Civic Support

Summary

The Minutes of the following Meeting of the Local Planning Panel, which have been endorsed by the Chair of that meeting, are submitted for noting:

- ***Local Planning Panel Meeting held on 19 June 2025***

Recommendation

That the minutes of the previous Local Planning Panel Meeting held on 19 June 2025, which were endorsed by the Chair of that meeting, are submitted for noting.

Attachments

1   MINUTES - Local Planning Panel - 19 June 2025 D16910739



Local Planning Panel

**Minutes of the
Local Planning Panel Meeting
Held Remotely - Online
on 19 June 2025**

Panel Members

Chairperson	The Hon Terry Sheahan AO
Panel Experts	David Furlong Michael Ryan
Community Representative/s	Julian Ardas

Central Coast Council Staff Attendance

Ailsa Prendergast	Section Manager Residential Assessments
Karen Hanratty	Principal Development Planner Residential Assessments
Katrina O'Malley	Development Planner Employment and Urban Release
Ileana Wilson	Development Planner Residential Assessments
Jenny Tattam	Senior Development Planner Employment
Georgia Huett	Development Planner Residential Assessments
Judy Claassen	Development Planner Residential Assessments
Lisa Martin	Civic Support Officer

The Chairperson, The Hon Terry Sheahan AO declared the meeting open at 12:03pm and advised in accordance with the Code of Meeting Practice that the meeting was being recorded.

The Chair read an acknowledgement of country statement.

Apologies

The Panel noted that no apologies had been received.

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

Public Forum

The following people addressed the Panel:

Item 4.3 – DA/63370/2021 - Boarding House - 23 Ash Street Terrigal

- 1 John Lockrey – For Recommendation
- 2 Shardai Furfaro – For Recommendation
- 3 Janet Robinson – For Recommendation
- 4 Brad Delapierre (on behalf of the applicant) – Against Recommendation

The Local Planning Panel public meeting closed at 12:31pm.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

1.1 Confirmation of Minutes of Previous Meeting

That the minutes of the previous Local Planning Panel meeting held on 5 June 2025, which were endorsed by the Chair of that meeting, were noted.

PROCEDURAL ITEMS

2.1 Disclosures of Interest

The Panel members confirmed that they have signed a declaration of interest in relation to each matter on the agenda. No members of the Panel identified any Conflicts of Interest for this meeting.

PLANNING REPORTS- OUTSIDE OF PUBLIC MEETING

3.1 DA/690/2024 - Attached Dual Occupancy and Demolition - 15 North Avoca Parade, NORTH AVOCA

Site Inspected	Yes, by electronic means.
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report
Council Recommendation	Refuse
Panel Decision	1 The Panel refuse the application DA/690/2024 – 15 North

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

Avoca Parade, NORTH AVOCA – Attached Dual Occupancy, Demolition and Subdivision subject to the reasons for refusal detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

- 2 That Council advises those who made written submissions of the Panel's decision.**

Reasons The Panel generally agrees with the assessment report and the recommendation.

Votes The decision was unanimous

REPORTS

- 4.1 Supplementary Report - DA/1809/2022 - 15-17 Coral Street, The Entrance - Construction of a 6 Storey Shop Top Housing development with Basement Level parking**

Site Inspected Yes, by electronic means.

Relevant Considerations As per Council assessment report

Material Considered

- Documentation with application
- Council assessment report

Council Recommendation Approve

Panel Decision **1 That the additional information be considered in the Panel's determination of the application.**

- 2 In the event that the Panel are of the view that sufficient information has been submitted to address the particulars of the Panel Decision in the Minutes of the Local Planning Panel Meeting dated 14 March 2024, the Panel approve Development Application no. DA/1809/2022 at 15-17 Coral Street, The Entrance, subject to the conditions detailed in the schedule attached to this report.**

- 3 That Council advise those Government Agencies who made written submissions of Council's decision.**

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

Reasons	The Panel generally agrees with the assessment report and the recommendation.
Votes	The decision was unanimous

4.2 DA/1531/2024 - 12a The Scenic Road, Killcare Heights - Demolition of existing Dwelling and Proposed New Dwelling and associated works

Site Inspected	Yes, by electronic means.
Relevant Considerations	As per Council assessment report
Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report
Council Recommendation	Approve
Panel Decision	<p>1 The Panel agrees that the applicant's clause 4.6 written request demonstrates that compliance with the Height of Building development standard is unnecessary in the circumstances of the case because of minimal environmental impact that would result from the noncompliance with the Height of Buildings standard, that compliance with the Height of Buildings standard would be unreasonable in the circumstances of the case because of the sloping site's topography, and that there are sufficient environmental planning grounds to justify contravening that development standard.</p> <p>2 Compliance with the Height of Buildings development standard would be unreasonable in the circumstances of this application and the variation does not have an unreasonable impact to the surrounding development.</p> <p>3 Further, the Panel considers that the proposed development will be in the public interest because it is consistent with the objectives of the development standard and the objectives for development within the R2 Low Density Residential zone in which the development is</p>

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

proposed to be carried out.

4 The Panel grants approval to the variation to the front setback for the dwelling. The variation is requested under clause 2.1.3.1a of the Central Coast Development Control Plan 2022.

5 The Panel grants approval to the variation to the side setbacks for the dwelling. The variation is requested under clause 2.1.3.1c of the Central Coast Development Control Plan 2022.

6 The Panel grant consent to DA/1531/2024 at Lot 27 DP233604, 12a The Scenic Road, Killcare Heights for the Demolition of the existing dwelling and the construction of a new dwelling and the construction of an attached garage with a studio under, subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 and other relevant issues.

7 The Panel assume the concurrence of the Secretary of the Department of Planning to permit the non-compliance with the development standard under clause 4.6 of the Central Coast Environmental Plan 2022, in accordance with the provisions of clause 55 of the Environmental Planning and Assessment Regulation 2021.

Reasons The Panel generally agrees with the assessment report and the recommendation.

Votes The decision was unanimous

4.3 DA/63370/2021 - Boarding House - 23 Ash Street Terrigal

Site Inspected Yes, by electronic means.

Relevant Considerations As per Council assessment report

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

Material Considered	<ul style="list-style-type: none">• Documentation with application• Council assessment report• Submissions
Council Recommendation	Refuse
Panel Decision	<p><i>The Panel refuse the application DA/63370/2021- Boarding House – on Lot 12 DP 7914, 23 Ash Street TERRIGAL NSW 2260 subject to the reasons for refusal detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979 for the following reasons:</i></p> <ol style="list-style-type: none"><i>1 That Council advises those who made written submissions of the Panel's decision.</i><i>2 That Council advises relevant external authorities of the Panel's decision.</i>
Reasons	<p>The Panel generally agrees with the assessment report and the recommendation.</p> <ol style="list-style-type: none">1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development is unsatisfactory with regard to the planning controls and objectives under Division 3 Boarding Houses of the State Environmental Planning Policy (Affordable Rental Housing) 2009 as the proposal:<ol style="list-style-type: none">a. Has failed to demonstrate that the development complies with Clause 29(d) in the location of the private open space for the managers residence.b. Has failed to demonstrate that the development complies with Clause 29(e) in the provision of adequate off-street parking.c. Has failed to demonstrate that the development complies with Clause 30A in that the development is not compatible with character of local area.2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development unsatisfactory with regard to the R1 General Residential zoning of the land under Gosford Local Environmental Plan 2014 as the proposal:<ol style="list-style-type: none">a. Has failed to demonstrate the proposal is compatible with

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

- the desired future character of the zone.
- b. Has failed to demonstrate best practice in the design of multi dwelling housing and other similar types of development.
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is unsatisfactory with regard to the planning controls and objectives of the desired character area of Terrigal 6: Medium Density Hillside, Chapter 2.1 of the Gosford Development Control Plan 2014 as the proposal:
 - a. Does not provide improved standards of amenity and urban design quality.
 - b. Does not provide a satisfactory level of articulation, a lightweight appearance is not provided, floor levels are not stepped to follow natural slopes.
 - c. Does not provide adequate landscaping along site boundaries to screen driveways and parking areas to provide a leafy garden setting.
 - d. Proposes fill to achieve compliant internal driveway and parking areas.
 - e. The design and layout do not reasonably respond to the site constraints and proposes a building of excessive bulk and scale resulting in adverse amenity impacts to the subject site and adjoining properties.
 4. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is unsatisfactory with regard to the planning controls and objectives under Chapter 7.1 Car Parking of the Gosford Development Control Plan 2014, including the following as the proposal:
 - a. Has failed to provide suitable access grades and transitions compliant with Council's Civil Works Specification and AS/NZS2890.1:2004 for the vehicle access crossing and internal driveway arrangements.
 - b. Has failed to provide suitable accessible path of travel related to pedestrian access grades and transitions within the road reserve from the back of the existing kerb & gutter to the property boundary and then within the property boundary to the entry to the development.
 - c. Has failed to provide for the required footway formation and associated transitions within the road reserve from the back of the existing kerb & gutter to the property boundary.
 - d. Has failed to provide a suitable path of travel for the

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

- transfer of bins from the bin storage area to the kerb side at an acceptable grade.
- e. Has not suitably demonstrated the design is compatible with the objectives of clause 7.1.1.3 a balance has not been achieved between the needs of the proposed development and its use, and that of vehicular and pedestrian traffic.
5. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is unsatisfactory with regard to the planning controls and objectives under Chapter 7.2 Waste Management of the Gosford Development Control Plan 2014, as the proposal has not demonstrated sustainable waste management can be achieved including the following:
- a. A Waste Management Plan for the demolition of any structure and the construction process has not been provided.
- b. Insufficient information has been provided in the Occupancy Waste Management Plan to determine adequate provision has been made for ongoing waste management procedures.
6. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the proposed development is considered to have unsatisfactory impacts to the natural environment as insufficient information has been provided to accommodate the development:
- a. The standard construction drawings and notes do not meet the minimum requirements of the Landcom 'Blue Book'. All proposed erosion and sediment controls must meet the minimum requirements of the Blue Book. i.e., SD6-8 for sediment fence.
7. Pursuant to Section 4.15(1)(b) & (c) of the Environmental Planning and Assessment Act 1979, the proposed development is considered unsatisfactory with regard to site suitability as the design and layout does not reasonably respond to the site constraints and the site cannot suitably accommodate the proposed bulk and scale, resulting in adverse impacts to the subject site, adjoining sites and potential future residents of boarding house.
8. For the reasons stated above including not being compatible with the constraints of the site, and pursuant to Section

Minutes of the Local Planning Panel Meeting 19 June 2025 cont'd

4.15(1)(e) of the Environmental Planning and Assessment Act 1979, it is considered that the proposed development is not in the public interest.

Votes The decision was unanimous

UNCONFIRMED

Item No: 3.1
Title: DA/71/2024 - 464 Ruttleys Road MANNERING
PARK NSW 2259 - Industrial Storage Shed
Department: Environment and Planning

Central Coast
Local Planning Panel

17 July 2025 Local Planning Panel Meeting

Reference: DA/71/2024 - D16844893
Author: Kirra Hartley, Senior Development Planner
Manager: Ailsa Prendergast, Unit Manager Development Assessments
Executive: Andrew Roach, Unit Manager Development Assessment

Summary

An application has been received for an Industrial Storage Shed. The application has been examined having regard to the matters for consideration detailed in section 4.15 of the *Environmental Planning and Assessment Act 1979* and other statutory requirements with the issues requiring attention and consideration being addressed in the report.

The application is required to be referred to the Central Coast Local Planning Panel (LPP) for determination as the applicant is a Central Coast Council Councillor. Schedule 1 (b) of the *Local Planning Panels Ministerial Direction* (dated 6 March 2024) requires such applications to be referred to the Panel.

The applicant was notified with no objections received.

The application is recommended for approval.

Applicant	Mr Doug Eaton
Owner	Eaton & Sons PTY LTD
Application No	DA/71/2024
Description of Land	464 Ruttleys Road, MANNERING PARK 2259
Proposed Development	Industrial Storage Shed
Site Area	5.266 Hectares (Ha)
Zoning	SP2 Infrastructure
Existing Use	Industrial Purposes
Employment Generation	Nil
Estimated Value	\$148,000.00

Recommendation

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

- A That the Central Coast Local Planning Panel grant consent to DA/71/2024 – 464 Ruttleys Road, MANNERING PARK – Industrial Storage Shed subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 4.14 and 4.15 of the Environmental Planning and Assessment Act 1979.**
- B That Council advises relevant external authorities of the Panel's decision.**

1. Executive Summary

DA number	DA/71/2024
Lodgement date	25 January 2024
Application type	Local development
Proposed development	Storage Shed
Employment generating	No
Estimated value	\$148,000.00
Applicant	Doug Eaton
Disclosure of political donations and gifts	Yes
Scheduled meeting date	Site Inspection meeting undertaken on 22 May 2025
Author	Kirra Hartley
Date of report	26 May 2025
Delegation level	Local Planning Panel
Recommendation	Approval subject to conditions
Conflict of interest	The staff responsible for the preparation of the report, recommendation, or advice to any person with delegated authority to deal with the application have no pecuniary conflict of interest or non-pecuniary conflict of interest to disclose in respect of the application.

Property details	
Property address	464 Ruttleys Road, MANNERING PARK
Property title description	The development proposes an Industrial Storage Shed development comprising a colorbond clad and roofed storage shed 865m ² .

3.1

**DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 -
Industrial Storage Shed (cont'd)**

Site area	5.266 Hectares (Ha)
Existing use	Industrial use (Timber Manufacturing, Storage, Office, and Amenities).
Precis	
Zoning	SP2 Infrastructure under the provisions of the <i>Central Coast Local Environmental Plan 2022</i> (CCLEP 2022).
Permissibility	The proposed development is defined as a Storage Shed which is permitted in the zone per clause 5.10 Heritage conservation (10) Conservation incentives per the CCLEP 2022 with consent.
Relevant legislation	<p>The following planning instruments, plans and policies are relevant to the development and were considered as part of the assessment:</p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) – sections: <ul style="list-style-type: none"> ○ 4.14 (bushfire) ○ 4.15 (evaluation) and sections • <i>Local Government Act 1993</i> (LG Act) – sections 68 • <i>Subsidence Advisory NSW</i> • <i>Rural Fires Act 1997</i> • <i>National Parks and Wildlife Act 1974</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environment Planning Policy (Biodiversity and Conservation) 2021</i> • <i>Central Coast Local Environmental Plan 2022</i> (CCLEP 2022) • <i>Central Coast Development Control Plan 2022</i> (CCDCP 2022)
Number of total & unique submissions	No submissions received.
Key issues	No issues of concern were identified.

2. Site Context

2.1 Site and locality

- Subject site is legally described as lot 11 DP 1091396 at No. 464 Ruttleys Road, MANNERING PARK (refer to Figure 1).
- The overall site area is 5.266 Hectares (Ha) and is currently occupied by an Industrial use heritage building and ancillary structures (Timber Manufacturing, Storage, Office, and Amenities).
- The site is identified as Bushfire Prone Land as identified by Council's maps (refer to Figure 2).
- The site is zoned SP2 Infrastructure - Electricity generating works pursuant to the *Central Coast Local Environmental Plan 2022* (refer to Figure 3).
- The site is identified as Mine Subsidence Advisory Class 7 as identified by Council's maps (refer to Figure 4).
- The site has a Local Heritage Item identified as I154 Bulk store building per the *Central Coast Local Environmental Plan 2022* (refer to Figure 5).
- A site inspection was undertaken with the applicant present at 9:30am on Thursday, 22 May 2025 (refer to Figures 6-8).



Figure 1: Aerial view of the subject site (Source: Geoview)



Figure 2: Bushfire Prone Land (Source: Geoview)



Figure 3: Zoning Map (Source: Geoview)

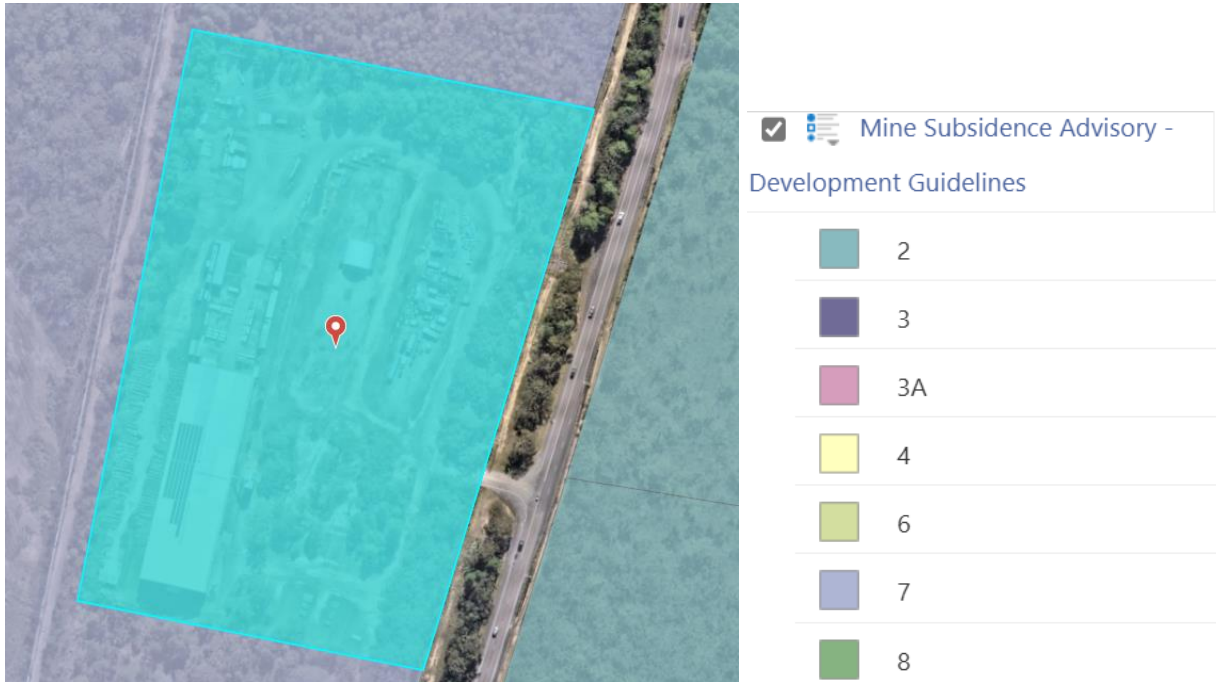


Figure 4: Mine Subsidence Map (Source: Geoview)



Figure 5: Local Heritage Item I154: Bulk store building (Source: Geoview)



Figure 6: The site looking north west (Source: Site inspection)



Figure 7: The site looking west (Source: Site inspection)



Figure 8: The site looking south west (Source: Site inspection)

2.2 Site and application history

Council's records show the below history of applications relevant to the site:

Application No.	Description	Decision	Decision Date
RZ/1/2007	List the Bulk Store Building as a Heritage Item of Local Significance under Schedule 1 of Wyong LEP 1991 (Bundle 2)	Approved	24 March 2009
DA/204/2007	Adaptive re-use of a heritage item for industrial purposes	Approved	18 March 2010
DA/204/2007A	Adaptive re-use of a heritage item for industrial purposes (Amended Application)	Approved	2 November 2011
DA/204/2007B	Adaptive re-use of a heritage item for industrial purposes (Amended application)	Refused	6 January 2012
DA/204/2007C	Adaptive re-use of a heritage item for industrial purposes (Amended application)	Refused	2 July 2015
SCC/50/2015	Adaptive re-use of a heritage item for industrial purposes (Amended Application)	Approved	9 May 2016

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

DA/204/2007D	Adaptive re-use of a heritage item for industrial purposes (Amended Application)	Returned	3 April 2023
DA/204/2007E	Adaptive re-use of a heritage item for industrial purposes (Amended Application)	Rejected	20 September 2023
DA/2170/2023	Industrial Storage Shed	Returned	15 November 2023

Table 1: Site and application history

3. Proposed development

The proposed Industrial Storage Shed development comprises:

- A colorbond clad and roofed storage shed 865m².
- Concrete slab on ground (refer to Figure 12).
- Vegetation clearing to the west of the development towards the western boundary to create and Inner Protection Area (IPA) pursuant to the conditions provided from the RFS referral.
- The Local Heritage Item is not proposed to be developed or impacted by the proposed development.



Figure 9: Perspective 1



Figure 10: Perspective 2

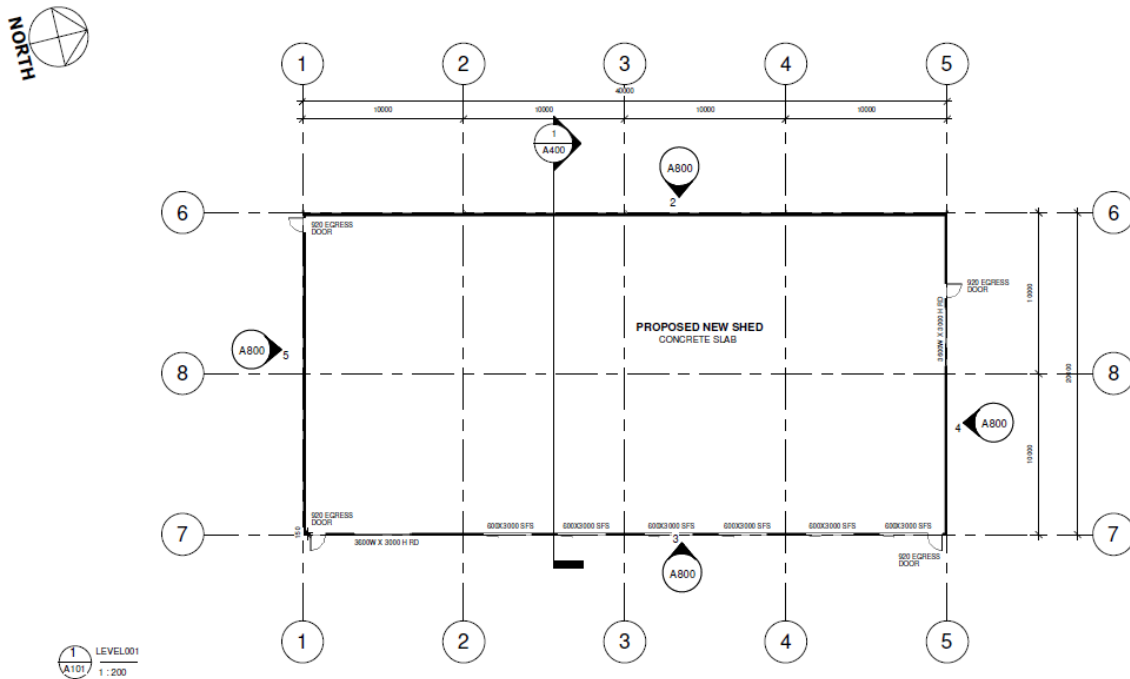


Figure 11: Floor Plan

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

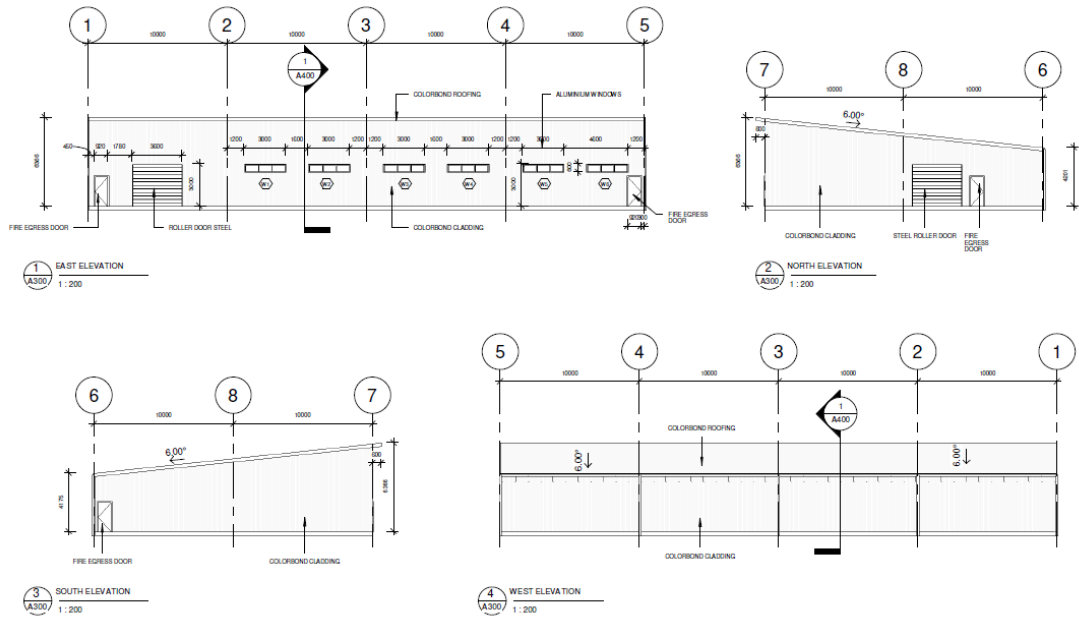


Figure 12: Elevations

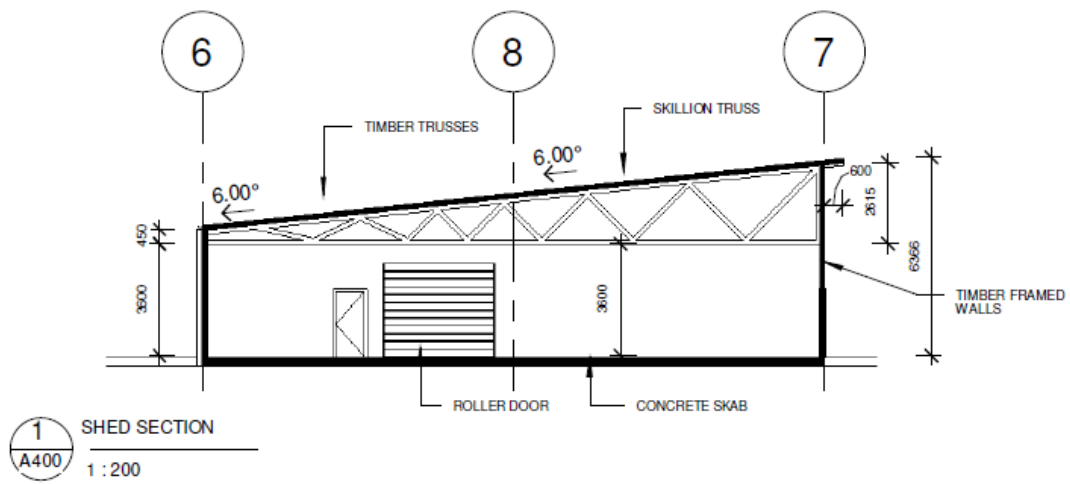


Figure 13: Section A400

4. Application background

4.1 External and internal referrals

External referrals

The application was referred to the following agencies for comment / concurrence as required by the EP&A Act:

Category	Agency	Concurrence/ referral trigger	Comments	Response
Concurrence requirements (section 4.13 of the EP&A Act)				
Referral for consultation or other reason				
Bushfire Prone Area	NSW Rural Fire Service	Section 4.14 - <i>Environmental Planning and Assessment Act 1979</i> – Consultation and development consent—certain bush fire prone land	Vegetation removal required by the RFS to create an Inner Protection Area (IPA).	Supported, subject to conditions.
Integrated Development (section 4.46 of the EP&A Act)				
Coal Mine Subsidence	Subsidence Advisory NSW	Section 22 – <i>Coal Mine Subsidence Compensation Act 2017</i>	Site is impacted with class 7 mine subsidence.	General Terms of Approval issued, subject to conditions.

Table 2: External referrals

Internal referrals

The application was referred internally in Council to the following technical areas:

Technical area	Conclusion
Ecology	Supported, subject to conditions
Heritage	Supported, no conditions required
Contributions	Supported, subject to conditions

Table 3: Internal referrals

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

4.2 Notification of development proposals

The proposed development was notified in accordance with Appendix A of Chapter 1.2 of Chapter 1.2 of the CCDCP 2022 and Central Coast Community Participation Plan, from 2 February 2024 to 16 February 2024.

No submissions were received in relation to the proposed development.

4.3 Political donations

Political donation declared	Disclosure of political donation
Yes	No political donations have been declared by the applicant.

Table 4: Political donations declared

5. Assessment

Having regard for the matters for consideration detailed in sections 4.14 and 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and other relevant statutory requirements, the following section provides an assessment against relevant provisions, and identifies the key issues of this application.

5.1 Section 4.14(1) of the EP&A Act – Certain bushfire prone land

In accordance with section 4.14(1) of the *EP&A Act*, the following table outlines the proposal's compliance with any bushfire considerations.

Bushfire prone land	Matters for consideration
Yes	<p>The RFS has provided conditions of consent which from the commencement of building works and in perpetuity, the property around the proposed storage building must be maintained as an inner protection area (IPA) to specified distances and aspect in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.</p> <p>This will require vegetation clearance to create an IPA which is supported by Council's Ecologist and will be conditioned in any consent.</p>

Table 5: Bushfire Prone Land

5.2 Section 4.15(1)(a)(i) of the EP&A Act – Provisions of Environmental Planning Instruments (EPIs)

State Environmental Planning Policies

In determining a development application, the following relevant SEPPs are taken into consideration:

EPI	Matters for consideration	Compliance
National Parks and Wildlife Act 1974	An AHIMS search has been undertaken with a 200m buffer from the lot and no items or places of Aboriginal cultural heritage or significance has been identified.	Yes
State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)	The application does not require a BASIX certificate.	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)	Chapter 4: Remediation of Land <ul style="list-style-type: none"> The subject site has been used for industrial purposes not comprising hazardous or offensive development. The site is not listed on Council records as contaminated. Council is therefore satisfied that the land is suitable for the purpose for which development consent is sought. 	Yes
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)	Chapter 4: Koala habitat protection 2021 <ul style="list-style-type: none"> There is no approved koala plan of management which applies to the site and no koalas are recorded to have occurred on the site. 	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	<ul style="list-style-type: none"> The site is not located on a classified road. 	Not applicable

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

Subsidence Advisory NSW	<ul style="list-style-type: none"> The site is identified as being impacted by class 7 mine subsidence and was referred to the Mine Subsidence Advisory Board for comment. General Terms of Approval were provided subject to conditions. 	Yes
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Table 6: Relevant State Environmental Planning Policies

National Parks and Wildlife Act 1974

The proposed development satisfies the provisions of the *National Parks and Wildlife Act 1974*. An AHIMS search has been undertaken with a 200m buffer from the lot and no items or places of Aboriginal cultural heritage or significance has been identified.

[State Environmental Planning Policy \(Sustainable Buildings\) 2022](#)

The proposed development does not require a BASIX.

[State Environmental Planning Policy \(Resilience and Hazards\) 2021](#)

The relevant provisions of the SEPP are addressed as follows:

Chapter 4: Remediation of Land

The Resilience and Hazards SEPP applies to any land defined in section 4.3 (1)(a) or (b).

The provisions of Section 4.6 have been considered in the assessment of the development application and consideration has been given as to whether the land is contaminated, and if the land is contaminated, the consent authority is satisfied that the land is suitable in its contaminated state (or will be made suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The current use of the site is for Industrial Uses and there are no known previous uses that would lead to the site being contaminated or unsuitable for the proposed use.

[State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#)

Chapter 4 – Koala habitat protection 2021

The subject site is over 1ha in size and does not have an approved koala plan of management applying to the land. Council’s Ecologist is satisfied that the development will not cause adverse impact on Koala habitat.

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#)

The site is not located on a classified road.

[Subsidence Advisory NSW](#)

The subject site is identified as being impacted with Mine Subsidence Guideline 7 and was referred to the Mine Subsidence Advisory Board (MSAB) for comment. The MSAB responded with general terms of approval subject to conditions and therefore satisfies the provisions.

[Central Coast Local Environmental Plan 2022](#)

The relevant local environmental plan applying to the site is the CCLEP 2022.

Zoning and permissibility

The proposed storage shed is not permitted development in the SP2 Infrastructure – Electricity generating works zone.

The proposed storage shed is permitted per clause 5.10, (10) of the CCLEP as follows:

- (10) **Conservation incentives** *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
 - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Refer to clause 5.10 of the CCLEP 2022 for further information on permissibility.

The storage shed development is defined as an industrial activity as follows:

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting, or servicing of, or the research and development of, any goods, substances, food, products, or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

The proposed storage shed is consistent with the objectives of the SP2 Infrastructure zone (refer to Figure 3) in accordance with Clause 2.3 of the CCLEP as the proposed development is compatible with the existing Industrial use of the site and does not detract from the provision of infrastructure.

1 Objectives of zone

- 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.

Relevant Clauses

The CCLEP 2022 contains controls relating to development standards, miscellaneous provisions, and local provisions. The relevant controls to the proposal are set out in the table below.

Clause 2.7 Demolition

No demolition is proposed.

Development standards	Requirement	Development proposal	Compliance
Part 4 Principal development standards			
Height of buildings (clause 4.3)		There are no Height of Building standards over this site per the CCLEP 2022.	Not applicable
Floor space ratio (clause 4.4)		There are no Floor Space Ratio standards over this site per the CCLEP 2022.	Not applicable

Table 7: Part 4 Principal development standards

Development provisions	Requirement	Development proposal	Compliance
Part 5 Miscellaneous provisions			

Development provisions	Requirement	Development proposal	Compliance
Heritage conservation (clause 5.10)	<p>(10) Conservation incentives the consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	<p>The application is accompanied by a Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised).</p> <p>The Report was reviewed by Council's Heritage Officer and found that the development meets the requirements of clause 5.10(10) of the CCLEP 2022 and therefore, may be considered as permitted with consent within the SP2 Infrastructure zone as follows:</p> <ul style="list-style-type: none"> ○ The proposal is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised). ○ The proposed shed is to be constructed away from the heritage building, allowing it to remain visible as a freestanding structure. ○ The proposed shed will not significantly alter the character of the setting in which the heritage item is experienced. ○ The proposed shed will not adversely impact the relationship between the heritage building and its external conveyor infrastructure. ○ The proposed shed will not reduce the appreciation of the 	Yes

Development provisions	Requirement	Development proposal	Compliance
		<p>visually dominant scale or character of the heritage item within the site.</p> <ul style="list-style-type: none"> ○ The site has limited visibility from places outside the site as a result of the vegetation, existing and proposed, between the heritage item and Ruttleys Road. 	
Part 7 Additional local provisions			
Acid sulfate soils (clause 7.1)	<p>Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been—</p> <p><i>(a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and</i></p> <p><i>(b) has been provided to the consent authority.</i></p>	<p>The site is not identified on Councils Acid Sulfate Soils Map.</p> <p>The consent authority can be satisfied that the relevant considerations of this Clause have been satisfied.</p>	Yes
Essential services (clause 7.6)	<p>Development consent must not be granted unless the following services that are essential for the development are available or that adequate arrangements have been made to make them available when require:</p> <p><i>(a) the supply of water,</i></p> <p><i>(b) the supply of electricity,</i></p> <p><i>(c) the disposal and management of sewage,</i></p> <p><i>(d) stormwater drainage or on-site conservation,</i></p> <p><i>(e) suitable vehicular access,</i></p> <p><i>(f) the collection and management of waste.></i></p>	<p>The proposed development has adequate essential servicing available to the development having regard for water, sewer, electricity, stormwater drainage, waste collection and vehicular access.</p>	Yes

Table 8: Part 5 Miscellaneous provisions and Part 7 Additional local provisions

5.3 Section 4.15(1)(a)(ii) of the EP&A Act – Draft Environmental Planning Instruments (EPIs)

There are no draft EPIs that are relevant to the proposed development.

5.4 Section 4.15(1)(a)(iii) of the EP&A Act – Development Control Plans

[Central Coast Development Control Plan 2022](#)

Part 1.2 - Notification of Development Proposals

The proposed development was notified in accordance with Appendix A of Chapter 1.2 of Chapter 1.2 of the CCDCP 2022 and Central Coast Community Participation Plan, from 2 February 2024 to 16 February 2024. There were no submissions received over this time.

Part 2: Development Provisions

[2.9 Industrial Development](#)

The proposal is generally consistent with the provisions in Chapter 2.9 as detailed in the compliance table provided below:

Requirement	Proposed development	Complies with control	Complies with objective
Part 2.9.2.1 – Floor Space Ratio	0.8:1 FSR is required per this clause. The proposed development is less than 0.8:1 and satisfies this provision.	Yes	Yes
Part 2.9.2.2 Site Coverage	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.3 Setbacks	The proposed development is greater than 20m from the front setback being a classified road and greater than 15m from the side and rear setbacks which satisfies all setback provisions.	Yes	Yes
Part 2.9.4.2 Design and Appearance of Buildings	The proposed development satisfies the provisions of this control.	Yes	Yes

Requirement	Proposed development	Complies with control	Complies with objective
Part 2.9.2.5 Car Parking and Maneuvering	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.6 Off-Street Loading / Unloading	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.7 Flooding and Stormwater Management	The site is not impacted with Flooding.	Yes	Yes
Part 2.9.2.8 Earthworks and retaining Walls	The proposal does not comprise cut and fill or retaining wall development	Yes	Yes
Part 2.9.2.9 Building Over and Adjacent to Sewer Mains	Not applicable	Yes	Yes
Part 2.9.2.10 Thematic Links	The proposed development matches or complements existing buildings on site and the overall theme of the estate.	Yes	Yes
Part 2.9.2.11 Site Landscape Works	The proposed development is located within a cleared portion of the site. The RFS required Inner Protection Area (IPA) vegetation clearing condition is able to be met and native mature trees are able to be retained concurrently.	Yes	Yes
Part 2.9.2.12 Storage Areas	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.12 Design for Safety	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.14 Security Fencing	The site is an existing industrial development area and has existing security fencing on site.	Yes	Yes
Part 2.9.2.15 Lighting	No lighting is proposed. The site is existing and has existing site lighting.	Yes	Yes

Requirement	Proposed development	Complies with control	Complies with objective
Part 2.9.2.16 Site Signs	No site signs are proposed. The site is existing and has existing site signage.	Yes	Yes
Part 2.9.2.17 Encouraging Energy Efficient Construction and Development	The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.18 Air Quality and Odor Control	Not applicable. The development is for an industrial storage shed only.	Yes	Yes
Part 2.9.2.19 Noise Generation	Not applicable. The development is for an industrial storage shed only	Yes	Yes
Part 2.9.2.20 Fire Mitigation and Control	The development is supported by the RFS, and any development consent will incorporate RFS conditions of consent,	Yes	Yes
Part 2.9.2.21 Waste Minimisation and Disposal	A Waste Management Plan was submitted with the DA. The proposed development satisfies the provisions of this control.	Yes	Yes
Part 2.9.2.22 Contaminated Sites	The site is not identified on the Contaminated Sites Map and proposes to continue the existing use of the site. This part is not applicable.	Yes	Yes
Part 2.9.2.23 Disabled Access	Any development consent will be issued with relevant provisions of <i>AS1428.1 – Design for access and mobility and the Disability (Access to Premises – Buildings) Standards 2010</i> .	Yes	Yes
		Yes	Yes

Table 9: Chapter 2.9 compliance table

[2.13 Transport and Parking](#)

Clause 2.13.3 of CCDCP requires off-streetcar parking to be provided at the following rate:

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

Requirement	Proposed development	Complies with control	Complies with objective
Part 2.13.3 - On-site Parking: Bulk Store requires 1 space per 300m ² . The industrial storage shed is 865m ² and requires 3 car parking spaces.	The site has greater than 3 car parking spaces available for the new development.	Yes	Yes

Table 10: Chapter 2.13 compliance table

[2.14 Site Waste Management](#)

All Development Applications (DAs) submitted to Central Coast Council for approval must demonstrate that the resources and waste generated through the Site Preparation, Construction and Occupancy stages of the development will be managed.

Requirement	Proposed development	Complies with control	Complies with objective
A site waste management plan is required to be submitted	A site waste management plan was submitted which satisfies the provisions of this chapter.	Yes	Yes

Table 11: Chapter 2.14 compliance table

[3.5 Tree and Vegetation Management](#)

Requirement	Proposed development	Complies with control	Complies with objective
NSW RFS have undertaken an independent assessment and provided conditions which require an IPA (inner protection area) to be established to the property boundary towards the north and west and 20m to the east and south. The area to the east and south is clear (gravel hardstand). The area to the north and west supports some vegetation near the Lot boundary.	The IPA area is dominated by exotic species including Bitou Bush, Crofton Weed, Pampas Grass, Radiata/Slash Pine, and Coast Pennywort. The weed species are in high density and are growing through gravel areas. Approximately eight, small regrowth Smooth-barked Apple (<i>Angophora costata</i>) trees are within the proposed IPA. As	Yes	Yes

Requirement	Proposed development	Complies with control	Complies with objective
	<p>these individuals are separated and located along the outer edge of the required IPA (near the Lot boundary) they could feasibility be retained. The only other native plant species observed were a few small Sydney Golden Wattle (<i>Acacia longifolia</i>) shrubs.</p> <p>The habitat that would be impacted by the IPA is not suitable for threatened flora and has low value for native fauna</p>		

Table 12: Chapter 3.5 compliance table

[3.6 Heritage Conservation](#)

Requirement	Proposed development	Complies with control	Complies with objective
<p>Part 3.6.2.3 Development in the vicinity of a heritage item</p> <p>The proposal is for another storage shed within a large industrial site which also comprises a local heritage item 1154 Bulk store building.</p> <p>The proposed storage shed replaces an existing external storage area and is well away from the freestanding heritage item.</p> <p>The proposed shed is to be appropriately constructed of Colorbond in a dark colour making it more recessive within the landscape.</p> <p>The shed is to be used for the undercover storage of building materials.</p>	<ul style="list-style-type: none"> ○ The proposal is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised) ○ The proposed shed is to be constructed away from the heritage building, allowing it to remain visible as a freestanding structure. ○ The proposed shed will not significantly alter the character of the setting in which the heritage item is experienced. ○ The proposed shed will not adversely impact the 	Yes	Yes

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

Requirement	Proposed development	Complies with control	Complies with objective
	<p>relationship between the heritage building and its external conveyor infrastructure.</p> <ul style="list-style-type: none"> ○ The proposed shed will not reduce the appreciation of the visually dominant scale or character of the heritage item within the site. ○ The site has limited visibility from places outside the site as a result of the vegetation, existing and proposed, between the heritage item and Ruttleys Road. 		

Table 13: Chapter 3.6 compliance table

5.5 Section 4.15(1)(a) (iiia) of the EP&A Act – Planning agreements under section 7.4 of the EP&A Act

There are no planning agreements or draft planning agreements entered or proposed for the site. No further consideration is required in this regard.

5.6 Section 4.15(1)(a)(iv) of the EP&A Act – Provisions of regulations

Demolition is not proposed as part of this application.

5.7 Section 4.15(1)(b) of the EP&A Act – Likely impacts of development.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to EPIs outlined above.

The consideration of environmental, social, and economic impacts in the locality includes the following:

3.1 **DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)**

- Context and setting – The proposed construction of an industrial storage shed on an industrial site is consistent with the existing use of the site and setting.
- Heritage:
 - The proposal is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised)
 - The proposed shed is to be constructed away from the heritage building, allowing it to remain visible as a freestanding structure.
 - The proposed shed will not significantly alter the character of the setting in which the heritage item is experienced.
 - The proposed shed will not adversely impact the relationship between the heritage building and its external conveyor infrastructure.
 - The proposed shed will not reduce the appreciation of the visually dominant scale or character of the heritage item within the site.
 - The site has limited visibility from places outside the site because of the vegetation, existing and proposed, between the heritage item and Ruttleys Road.
- Flora and fauna impacts:
 - The APZ area is dominated by exotic species including Bitou Bush, Crofton Weed, Pampas Grass, Radiata/Slash Pine, and Coast Pennywort. The weed species are in high density and are growing through gravel areas.
 - Approximately eight, small regrowth Smooth-barked Apple (*Angophora costata*) trees are within the proposed APZ. As these individuals are separated and located along the outer edge of the required APZ (near the Lot boundary) they could feasibility be retained. The only other native plant species observed were a few small Sydney Golden Wattle (*Acacia longifolia*) shrubs.
 - The habitat that would be impacted by the APZ is not suitable for threatened flora and has low value for native fauna.
- Noise and vibration – The development comprises an industrial storage shed and will not create nuisance noise and vibration.
- Safety, security, and crime prevention – The proposed industrial storage shed is to be located within an existing industrial use area.

Accordingly, it is considered that the proposed development will not result in any significant adverse impacts in the locality as outlined above.

5.8 Section 4.15(1)(c) of the EP&A Act – Suitability of the site

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

In accordance with section 4.15(1)(c) in determining a development application the suitability of the site for the proposed development is to be considered.

Having regard to the assessment above, it is considered that the proposed development is suitable for the site given:

- Proposed continuation of use of the site for industrial purposes.
- Minimal environmental impact on existing vegetation on the site.
- The development being in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised).
- Compliance with relevant planning instruments, development control plans and other regulations.

Surrounding land uses are compatible with the industrial use.

5.9 Section 4.15(1)(d) of the EP&A Act – Any submissions made.

Section 4.15 (1)(d) of the *Environmental Planning and Assessment Act 1979* requires consideration of any submissions received during notification of the proposal.

No submissions were received.

5.10 Section 4.15(1)(e) of the EP&A Act – Public interest

Approval of the proposed development is in the public interest for the following reasons:

- The proposal complies with relevant planning instruments, development control plans and other regulations.
- The proposal comprises minimal environmental impact on existing vegetation on the site.
- The development is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised).

6. Development contributions

Before the issue of a Construction Certificate, pursuant to Section 7.12 of the EP & A Act, the applicant must pay to Council a contribution in the amount of \$686.07 as calculated at the date of this consent, in accordance with the Central Coast Section 7.12 Local Infrastructure Plan 2023.

Development Contribution Plan	Total contributions
The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the	\$686.07

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

Central Coast Section 7.12 Local Infrastructure Contributions Plan 2023. Contributions under the Central Coast Section 7.12 Local Infrastructure Contributions Plan 2023 are subject to quarterly indexation by CPI.
 A copy of the Contributions Plan is available for inspection at 2 Hely St, Wyong or on Council's website:
<https://www.centralcoast.nsw.gov.au/plan-and-build/development-contributions-plans-and-planning-agreements>.

Housing and Productivity Contribution (HPC)

- The HPC applies to the whole of the Central Coast Local Government area and to the following types of development:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Medium or high-density residential development	\$10,000	new dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA
Central Coast Illawarra-Shoalhaven Lower Hunter	Residential subdivision	\$8,000	new dwelling lot
	Medium or high-density residential development	\$6,000	new dwelling
	Manufactured home estate	\$6,000	new dwelling site
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

- The HPC came into effect on 1 October 2023 and will apply to development applications and complying development certificates across 43 council areas in the Greater Sydney, Illawarra-Shoalhaven, Lower Hunter, and Central Coast regions. The [Ministerial Order](#) sets out how the contribution will operate.
- The HPC class of development is Industrial development per the HPC and requires \$15 per square meter of new GFA which is \$12,975 for the proposed development.
- The HPC will be required to be paid prior to issue of a construction certificate.

7. Recommendation

3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

- A. That Development Application No. 71/2024 for an industrial storage shed at 464 Ruttleys Road, MANNERING PARK be APPROVED pursuant to section 4.16(1) of the EP&A Act subject to the draft conditions attached to this report at (Attachment B) for the following reasons.
- B. The External Referral(s) be notified of Council's decision.

8. Reasons for decision

- The proposal has been assessed against the relevant matters for consideration under Section 4.14(1) and Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and is deemed acceptable.
- The consent authority is satisfied the assessment has had regard for the relevant provisions in Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.
- The consent authority is satisfied the proposal meets the relevant provisions of the *National Park and Wildlife Act 1974*.
- The consent authority is satisfied the proposal meets the relevant provisions in Chapter 4 of the *State Environment Planning Policy (Biodiversity and Conservation) 2021*.
- The proposal is satisfactory having regard for the relevant environmental planning instruments, plans and policies.
- The proposal is permissible in the SP2 Infrastructure zone pursuant to Chapter 5.10(10) of the *Central Coast Local Environmental Plan 2022 (CCLEP 2022)* and consistent with the objectives of the SP2 Infrastructure zone per the Land Use Table of the CCLEP 2022.
- The proposal complies with the relevant development standards in Part 4 of the *Central Coast Local Environmental Plan 2022*.
- Having regard for the prerequisites to the grant of consent under the *Central Coast Local Environmental Plan 2022*, the consent authority can be satisfied that:
 - Clause 5.10 Heritage - The proposed storage shed is permitted per clause 5.10(10) of the CCLEP and does not negatively impact on the identified local heritage item on the site.



3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 - Industrial Storage Shed (cont'd)

- Clause 7.1 Acid Sulfate - The site is not identified on Council's Acid Sulfate Soil map.
- Clause 7.6 Essential services – All services essential for the proposed development remain available to the subject site.
- The proposal is consistent with the relevant objectives of the *Central Coast Development Control Plan 2022*.
- The proposal will not result in unreasonable impacts on the local built or natural environment, nor any unreasonable social or economic impacts on the locality.
- All likely impacts to surrounding properties, including any submissions made, have been addressed in Council's assessment report and are deemed acceptable.
- The site is suitable for the proposed development.
- The proposal is in the public interest.

Attachments

 1 ↓	Architectural Plans - FULL SET - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040079
 2 ↓	Planning analysis - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040089
 3 ↓	PUBLIC - Addendum to Bushfire Report - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040097
 4 ↓	Heritage impact - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040098
 5 ↓	PUBLIC - Statement Environmental Effects - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040102
 6 ↓	Waste Management Plan - PAN-402879 - 464 Ruttleys Rd, MANNERING PARK - DA/71/2024	D16040103
 7 ↓	DA_71_2024_Site Visit	D16854272
 8 ↓	RFS Determination Letter	D16874533
 9 ↓	Ecology Referral Comments - 464 Ruttleys Road, MANNERING PARK NSW 2259 - DA/71/2024 - Environment Referral Comments - Central Coast Council	D16860749
 10 ↓	AHIMS Search DA_71_2024 - No results	D16859478
 11 ↓	DA712024 Heritage Comments 464 Ruttleys Road Mannering Park_ (003)	D16873976
 12 ↓	Subsidence Advisory NSW - Mines Stamped Plan - DA/71/2024 - 464 RUTTLEYS ROAD MANNERING PARK	D16888099

**3.1 DA/71/2024 - 464 Ruttleys Road MANNERING PARK NSW 2259 -
Industrial Storage Shed (cont'd)**

13  Subsidence Advisory NSW General Terms and Conditions of Approval D16888081
 - DA/71/2024 - 464 RUTTLEYS ROAD MANNERING PARK

PROPOSED NEW STORAGE SHED AND AREAS

464 RUTTLEYS ROAD MANNERING PARK NSW 2259
 LOT 11 DP1091396

STAGE: FOR APPROVALS

DRAWING SCHEDULE	
Sheet Number	Sheet Name
A000	COVERPAGE
A001	EARTHWORKS/SEDIMENT CONTROL/WASTE MANAGEMENT
A002	STORMWATER PLAN
A003	LANDSCAPE PLAN
A100	SITE PLAN
A101	FLOOR PLAN
A102	ROOF PLAN
A300	ELEVATIONS
A301	COLOURS AND FINISHES
A400	SECTIONS
A500	3DS
A501	MONTAGES
A700	WINDOW AND DOOR SCHEDULE
A800	NOTIFICATION PLAN

Property Report
 464 RUTTLEYS ROAD MANNERING PARK 2259

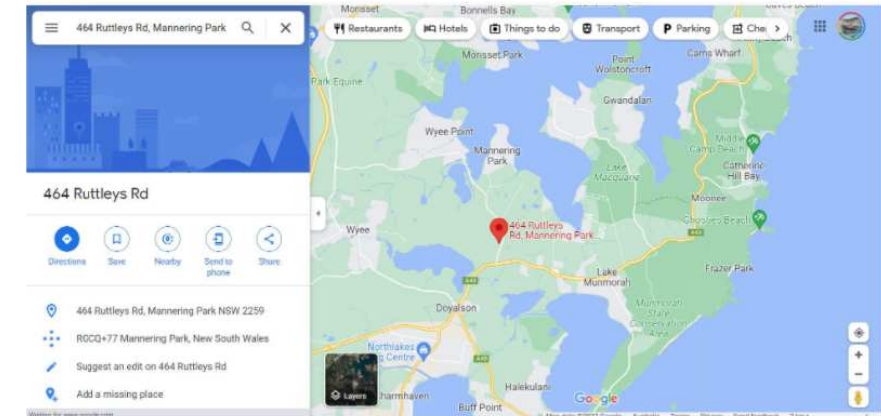
Property Details
 Address: 464 RUTTLEYS ROAD MANNERING PARK 2259
 Lot/Section /Plan No: 11/-/DP1091396
 Council: CENTRAL COAST COUNCIL

Summary of planning controls
 Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

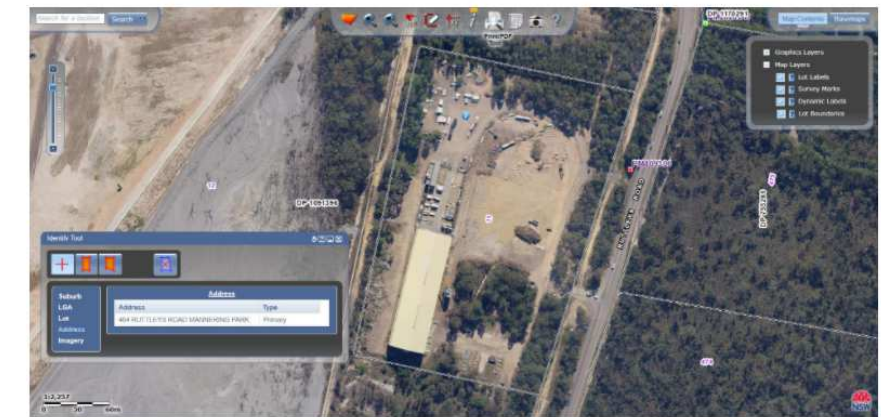
Local Environmental Plans	Central Coast Local Environmental Plan 2022 (pub. 24-6-2022)
Land Zoning	SP2 - Infrastructure: (pub. 24-6-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	Bulk store building Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information
State Environmental Planning Policies which apply to this property
 State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)
 24/11/2022 9:04 AM | a60973fc-9d19-4760-a5a8-d187262012c1



LOCATION MAP 01



LOCATION MAP 02

BASIX OR ENERGY CERTIFICATE

PLANNING CERTIFICATE

FOR CDC

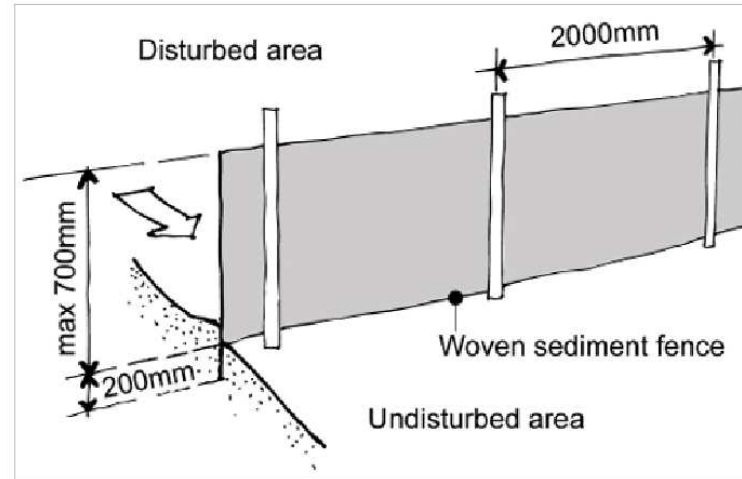
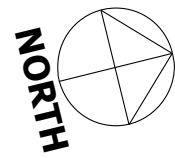
REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COVERPAGE
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A000
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2022080
FOR APPROVAL		CHECKED: PLAY	DATE DRAWN: FEBRUARY 2023
		SCALE:	ISSUE: 5

PLAY DESIGN STUDIO
 LETS GET STARTED!!

PHONE: 1300 411 030
 DESIGNING ACROSS NEW SOUTH WALES
 EMAIL: info@playdesignstudio.com.au
 WEB: www.playdesignstudio.com.au

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EROSION AND SEDIMENT CONTROL FENCING

WASTE MANAGEMENT PLAN NOTES

GENERAL WASTE
 ALL GENERAL WASTE TO BE STORED IN A SECURE BIN AREA ON SITE. WASTE TO COVERED AND SECURED AS NOT TO ALLOW WASTE TO BLOW OUT OF BIN AND STOP ANIMALS SCAVAGING WASTE BIN TO BE BEHIND SECURE FENCE OR TEMPORARY CONSTRUCTION FENCE. BIN TO BE LOCATED IN EASILY ACCESSIBLE LOCATION FOR WASTE COLLECTION TRUCK OR CONTRACTOR TO ACCESS

RECYCLABLE WASTE
 ALL RECYCLABLE REUSEABLE MATERIALS INCLUDING
 - EXCESS FRAMING TIMBER LENGTHS
 - CLADDING SHEETS
 - FLASHINGS
 - WINDOWS AND DOORS
 - ROOF SHEETS
 - FITTINGS AND HARDWARE
 - DECKING
 - FIXINGS

TO BE TAKEN BY BUILDER TO BE REUSED ON OTHER PROJECTS OR STORED AT THE BUILDERS WORKSHOP FOR FUTURE USE

ADDITIONAL RECYCLABLE OR REUSEABLE WASTE TO BE STORED ON SITE IF OWNER/ BUILDER AGREE TO THE MATTER

STOCK PILES

ALL STOCKPILES TO BE LOCATED SECURELY BEHIND THE BUILDING LINE OR SITE FENCING. ALL LOOSE STOCKPILES TO BE SECURELY COVERED IF REQUIRED TO PREVENT DUST AND MATERIAL LEAVING SITE

STOCKPILES TO BE LOCATED IN ACCESSIBLE LOCATION FOR EASE OF DELIVERY AND COLLECTION

HAZARDARDOUS WASTE

ALL HAZARDARDOUS MATERIAL TO BE REMOVED FROM SITE BY A FULLY QUALIFIED PERSON/COMPANY ACCORDING TO ALL RELEVANT AUSTRALIAN STANDARDS, BCA REQUIREMENTS AND LOCAL AUTHORITY REQUIREMENTS.

HAZARDARDOUS WASTE TO BE REMOVED ACCORDING TO ANY RELEVANT HAZARDARDOUS WASTE REPORT

IF ANY UNKNOWN HAZARDARDOUS WASTE IS FOUND ON SITE ALL WORK MUST STOP IMMEDIATELY AND BUILDERS SERVICES NOTIFIED - AWAIT INSTRUCTION

ONSITE TOILET

AN ONSITE TOILET IS TO BE PROVIDED. TOILET LOCATED IN A SECURE LOCATION BEHIND THE BUILDING LINE.

TOILET TO BE MAINTAINED IN HYGENIC MANNER BY ALL PERSONS USING IT

ADVISE BUILDER OF ANY ISSUES

FENCING

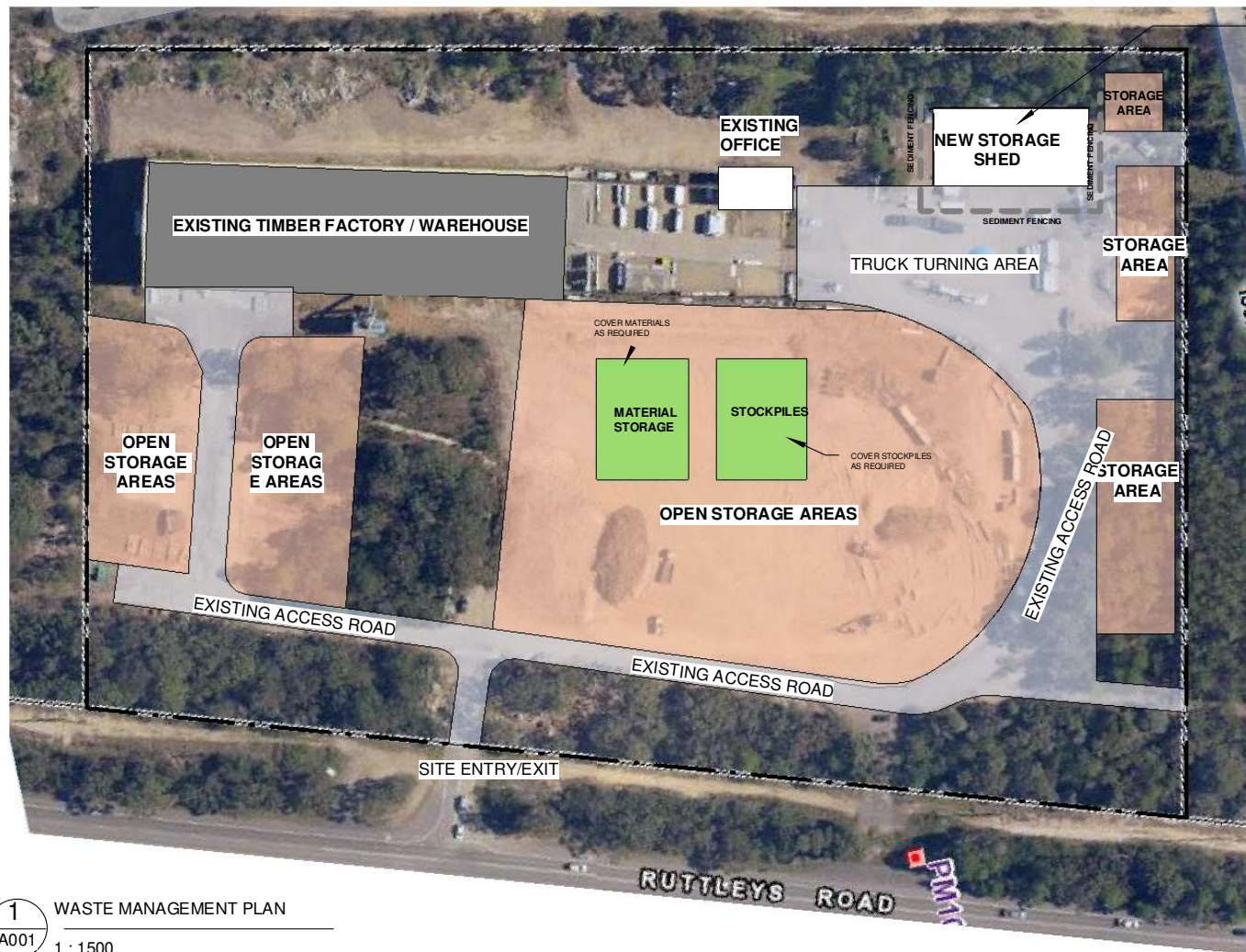
SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.

ALL RELEVANT SAFETY SIGNAGE TO BE PLACED ON FENCE AT ENTRY

SITE TO BE FULLY SECURE ON ALL SIDES

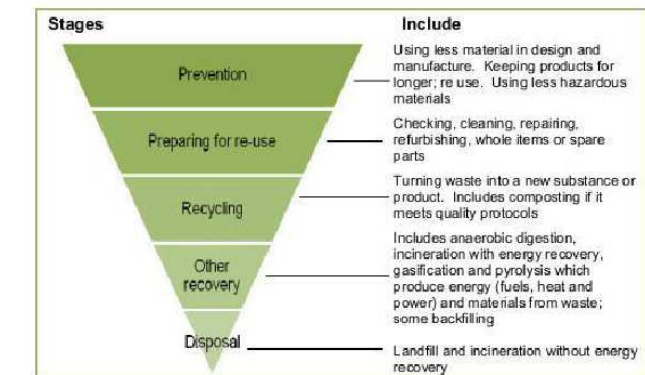
ALL RELEVANT CONTACT NUMBERS AND APPROVALS TO BE LOCATED ON FRONT OF SITE FENCING

LOCKABLE AND SECURE ENTRY GATE TO BE PROVIDED ON SITE



CUT LEVEL PAD FOR SLAB - SEDIMENT FENCING

-COVER ANY EXCESS SOIL OR SPREAD AND WATER



FOR CDC

1 WASTE MANAGEMENT PLAN
 A001 1 : 1500

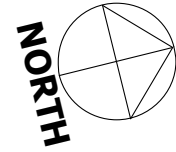
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DESCRIPTION OF CHANGES			JOB NUMBER: 2022080
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023
		CHECKED: PLAY	SCALE: As indicated ISSUE: 5

PLAY DESIGN STUDIO
 LETS GET STARTED!!

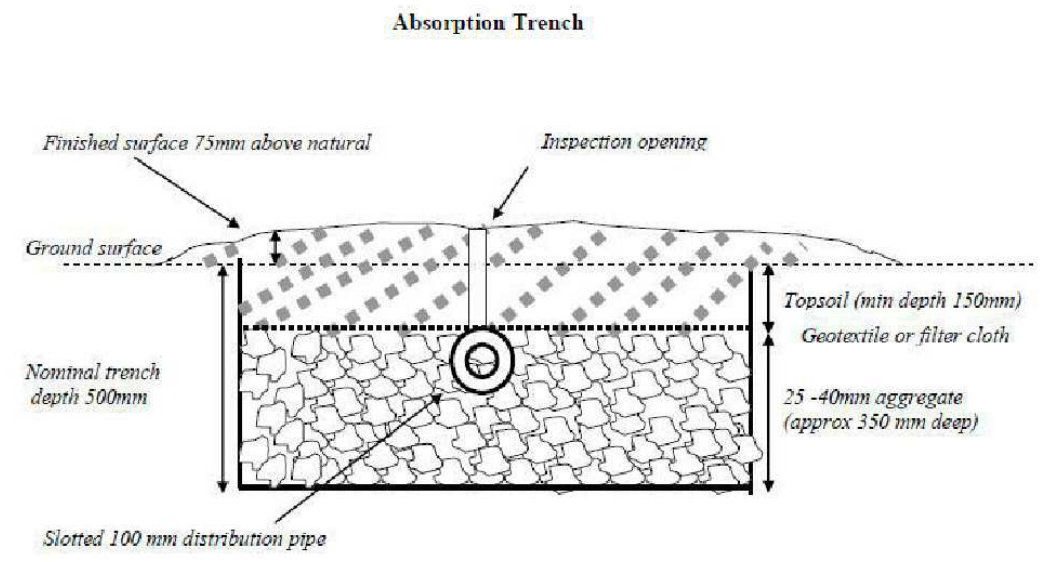
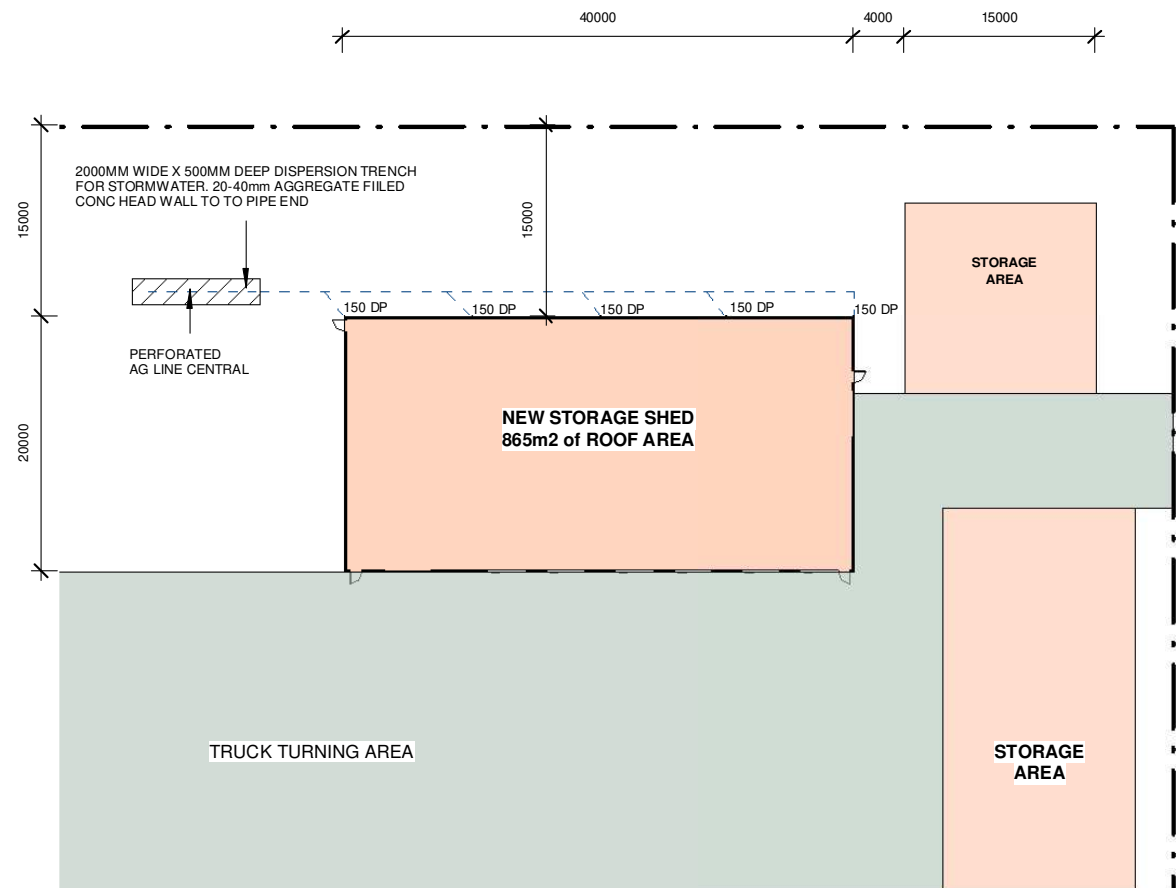
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WATER / STORMWATER LEGEND	
	WATER REUSE LINE
	100 PVC RAINWATER TANK OVERFLOW LINE (FOR A SINGLE RESIDENTIAL HOME) REFER TO STORMWATER ENGINEERS DETAILS FOR LARGER PROJECTS
	90MM DOWNPIPES - 100 PVC CHARGED DOWNPIPE S'W LINE IN GROUND
ALL STORMWATER DESIGN AND WATER REUSE TO BE IN CONJUNCTION WITH : - LOCAL GOVERNMENT ENGINEERING DETAILS - ALL RELEVANT AUSTRALIAN STANDARDS - PROJECT PLUMBERS DRAWINGS - ANY RELEVANT STORMWATER/CIVIL /HYDRAULIC ENGINEERS DRAWINGS ADVISE BDD OF ANY DISCREPANCIES OR ISSUES PRIOR TO CONSTRUCTION AND INSTALLATION AND AWAIT UPDATED PLANS/DRAWINGS	



1 STORMWATER PLAN
 A002 1 : 500

FOR CDC

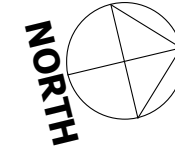
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A002
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2022080
FOR APPROVAL		CHECKED: PLAY	DATE DRAWN: FEBRUARY 2023
		SCALE: As indicated	ISSUE: 5

PLAY DESIGN STUDIO
 LETS GET STARTED!!

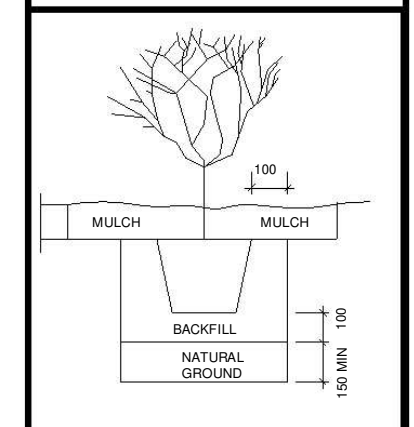
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PLANTING DETAIL



LANDSCAPE NOTES

- REMOVE TREE IN RED
- ALL TREE AND SHRUB AREAS TO BE CULTIVATED TO 225MM MIN. AND PROVIDE BLENDED SOIL MIX.
- ONE HANDFUL OF GYPSUM PER SQUARE METER TO BE APPLIED UNDER SOIL.
- ON COMPLETION OF PLANTING, ALL TREES AND SHRUBS TO BE MULCHED WITH 75MM THICK PINE BARK.
- ALL PLANTS TO BE WATERED BEFORE AND AFTER PLANTING.
- ALL TREES AND SHRUBS TO BE ADVANCED SIZE.
- STAKE AND TIE ALL TREES USING MIN 2 STAKES PER TREE AND TIE WITH HESSIAN OR SIMILAR.
- LAWN AREAS - CLEAR AREA OF ALL BUILDING MATERIALS LAY ASH OR SIMILAR 75MM THICK. MATERIALS LAY ASH OR SIMILAR 75MM THICK. GRADE LEVEL LAY BUFFALO TURF. BUTT ALL ROLLS AND MAKE SURE NO TWO JOINTS ALIGN. LIGHTLY ROLL AND WATER WELL.
- ALL EXISTING TREES TO BE REMOVED
- ON COMPLETION APPLY A WETTING AGENT TO GARDEN BEDS & TURFED AREAS.

LANDSCAPE FALLS

ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL. STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT

1 LANDSCAPE PLAN
 A003 1 : 1000

FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: LANDSCAPE PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A003
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2022080
FOR APPROVAL		CHECKED: PLAY	DATE DRAWN: FEBRUARY 2023
		SCALE: As indicated	ISSUE: 5

PLAY DESIGN STUDIO
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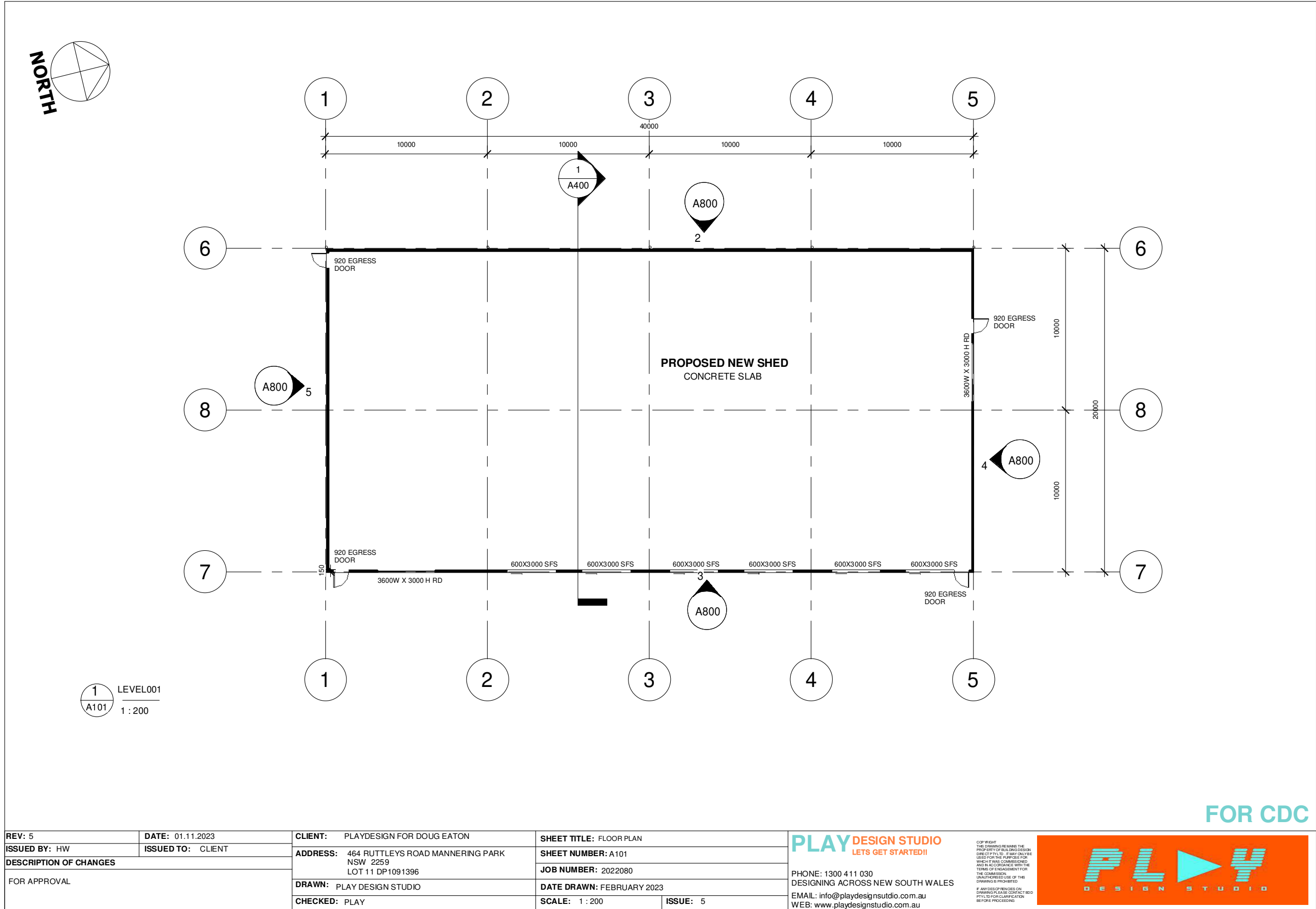


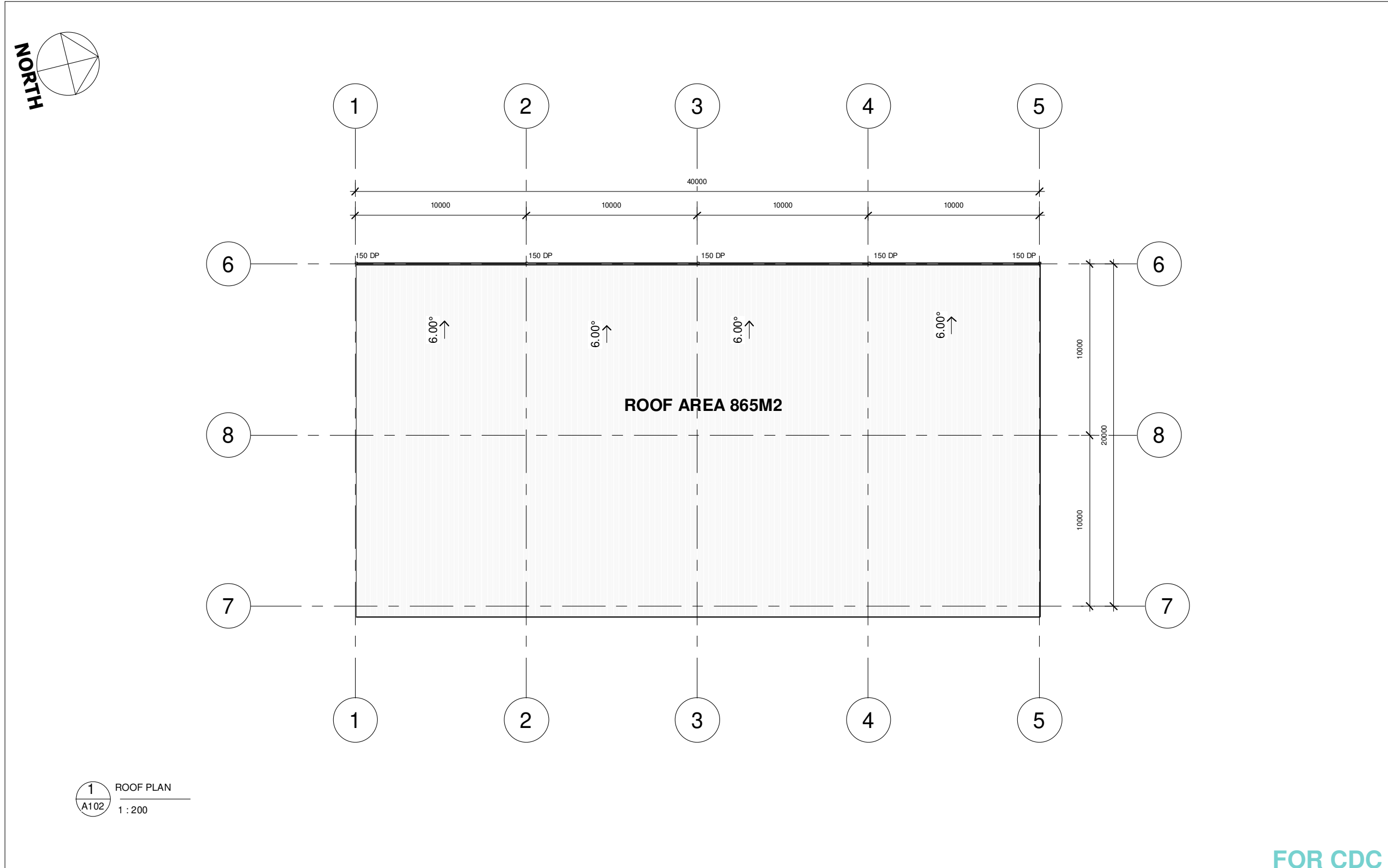
1 SITE PLAN
 A100 1 : 1000

FOR CDC


REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: SITE PLAN	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY DESIGN STUDIO. IT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED REUSE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR CHANGES ARE REQUIRED, PLEASE CONTACT PLAY DESIGN STUDIO FOR CLARIFICATION BEFORE PROCEEDING. </small>
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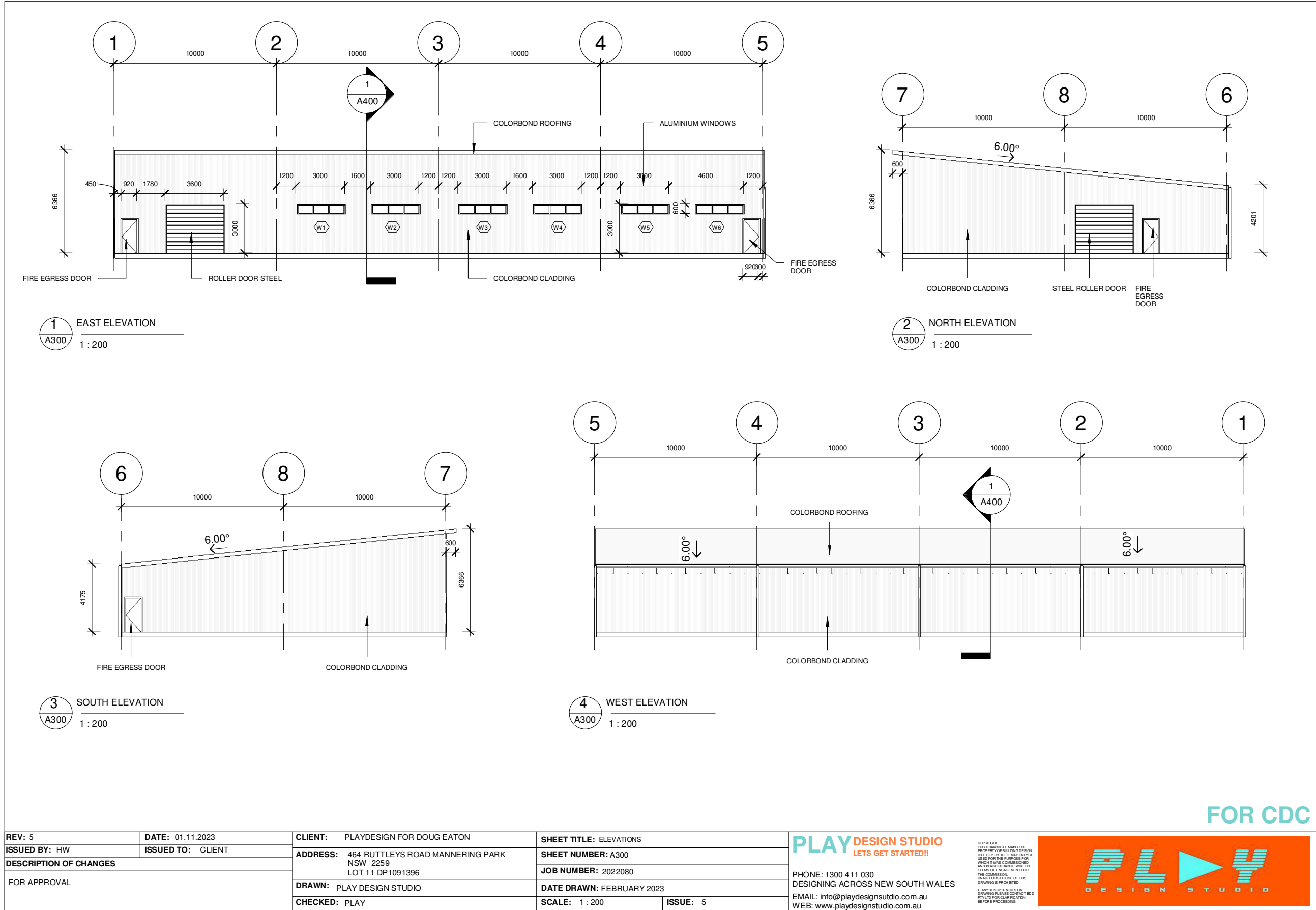






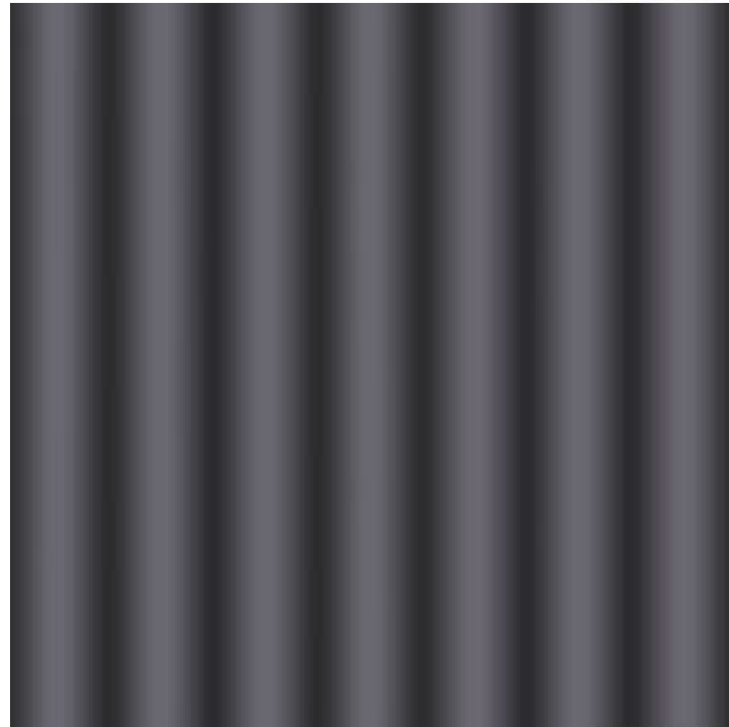
FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: ROOF PLAN	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY DESIGN STUDIO. IT MAY ONLY BE USED FOR THE PROJECT AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR CHANGES ARE NOTIFIED TO PLAY DESIGN STUDIO, CONTACT PLY DESIGN STUDIO FOR CLARIFICATION BEFORE PROCEEDING. </small>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A102		
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FOR APPROVAL		CHECKED: PLAY	DATE DRAWN: FEBRUARY 2023		
			SCALE: 1:200	ISSUE: 5	



FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: ELEVATIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY DESIGN STUDIO PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR CONFLICTS ARE CONTACTED WITH US FOR CLARIFICATION BEFORE PROCEEDING.
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A300		
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FOR APPROVAL		CHECKED: PLAY	DATE DRAWN: FEBRUARY 2023		
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COLORBOND MONUMENT CLADDING VERTICAL



EXAMPLE OF A COLORBOND MOUMENT SHED COLOUR SCHEME



COLORBOND MONUMENT COLOUR

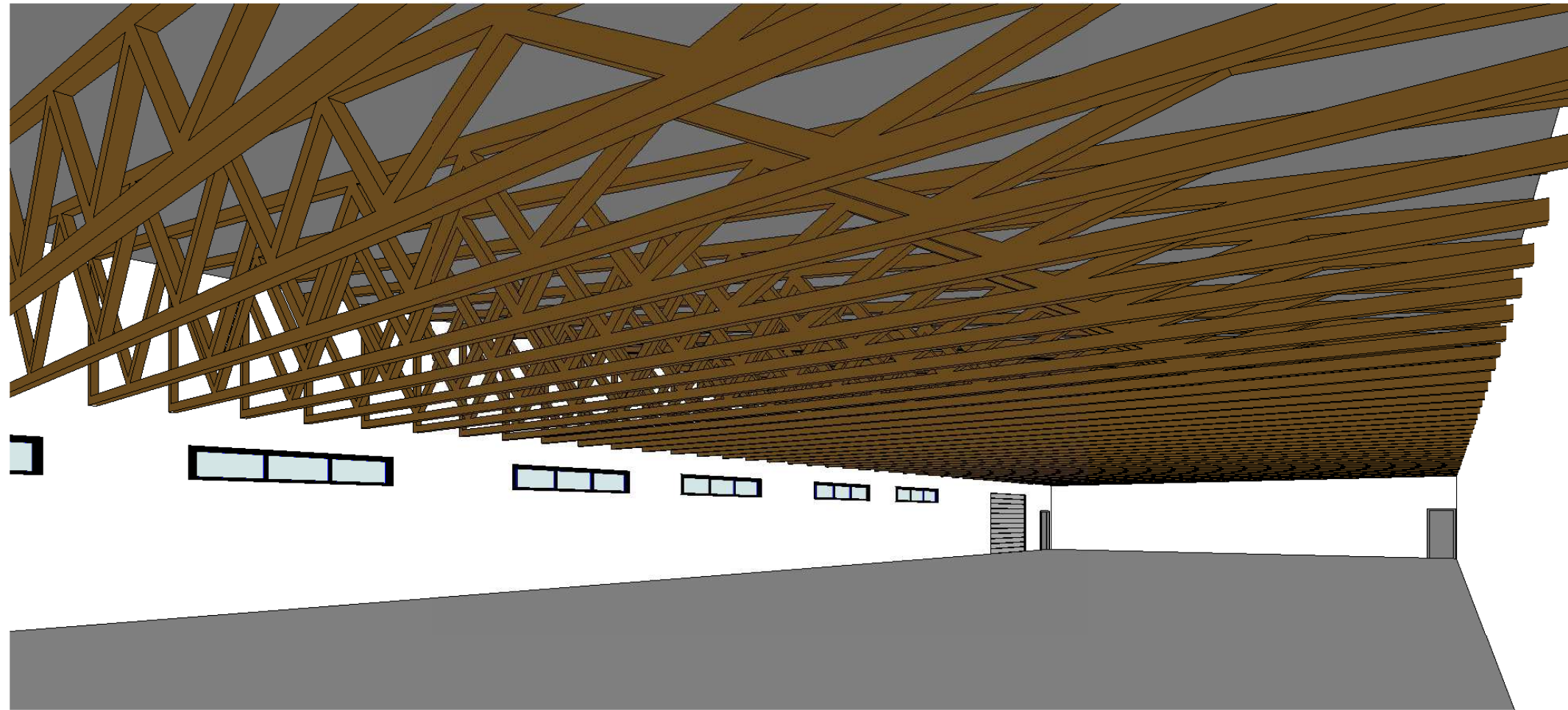


COLORBOND MONUMENT FASCIA AND GUTTERS

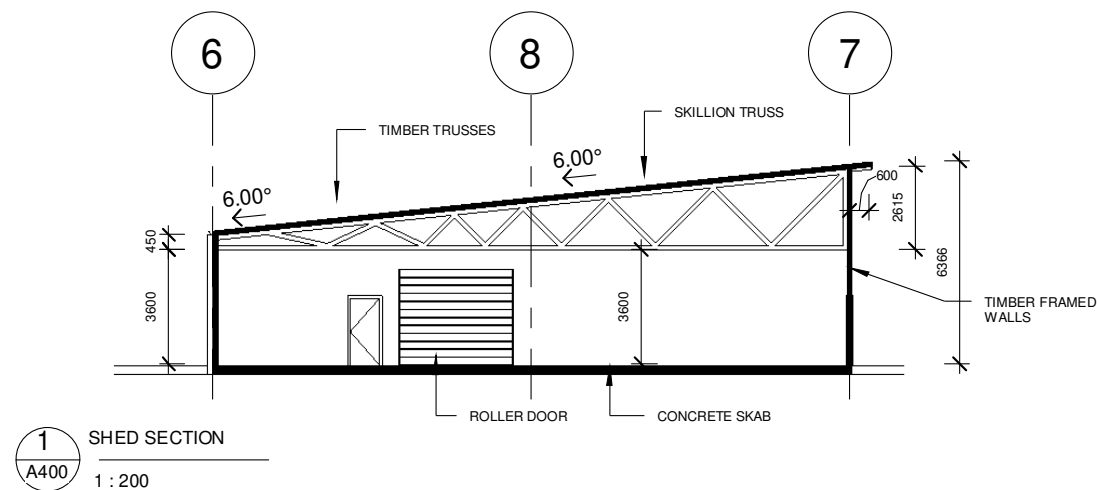
FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COLOURS AND FINISHES	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY DESIGN STUDIO PTY LTD. IT MAY ONLY BE USED FOR THE PROJECT AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF PLAY DESIGN STUDIO PTY LTD. UNLESS OTHERWISE SPECIFIED. IF ANY DISCREPANCIES OR CONFLICTS ARE IDENTIFIED BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS PREPARED FOR THE PROJECT, THIS DRAWING SHALL TAKE PRECEDENCE. </small>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A301		
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080		
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023		
		CHECKED: PLAY	SCALE:	ISSUE: 5	





2 INTERNAL 3D
A400



FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: SECTIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAY DESIGN STUDIO PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR DRAWING ERRORS CONTACT PLAY DESIGN STUDIO FOR CLARIFICATION BEFORE PROCEEDING.
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A400 JOB NUMBER: 2022080		
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FOR APPROVAL		CHECKED: PLAY	SCALE: 1 : 200	ISSUE: 5	



