

# 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**

2.1 Confirmation of Minutes of Previous Meeting..... 4

**3 Planning Reports**

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

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**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**

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

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**

- Documentation with application
- Council assessment report

**Council Recommendation** Approve

**Panel Decision**

- 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.***
- 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.***
- 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***

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

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*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

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

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**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

<b>Material Considered</b>	<ul style="list-style-type: none"><li>• Documentation with application</li><li>• Council assessment report</li><li>• Submissions</li></ul>
<b>Council Recommendation</b>	Refuse
<b>Panel Decision</b>	<p><b><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></b></p> <p><b><i>1 That Council advises those who made written submissions of the Panel's decision.</i></b></p> <p><b><i>2 That Council advises relevant external authorities of the Panel's decision.</i></b></p>
<b>Reasons</b>	<p>The Panel generally agrees with the assessment report and the recommendation.</p> <ol style="list-style-type: none"><li>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"><li>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.</li><li>b. Has failed to demonstrate that the development complies with Clause 29(e) in the provision of adequate off-street parking.</li><li>c. Has failed to demonstrate that the development complies with Clause 30A in that the development is not compatible with character of local area.</li></ol></li><li>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"><li>a. Has failed to demonstrate the proposal is compatible with</li></ol></li></ol>

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 Hillsides, 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

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- 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



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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

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**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.

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

### Recommendation

- 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

<b>DA number</b>	DA/71/2024
<b>Lodgement date</b>	25 January 2024
<b>Application type</b>	Local development
<b>Proposed development</b>	Storage Shed
<b>Employment generating</b>	No
<b>Estimated value</b>	\$148,000.00
<b>Applicant</b>	Doug Eaton
<b>Disclosure of political donations and gifts</b>	Yes
<b>Scheduled meeting date</b>	Site Inspection meeting undertaken on 22 May 2025
<b>Author</b>	Kirra Hartley
<b>Date of report</b>	26 May 2025
<b>Delegation level</b>	Local Planning Panel
<b>Recommendation</b>	Approval subject to conditions
<b>Conflict of interest</b>	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	
<b>Property address</b>	464 Ruttleys Road, MANNERING PARK
<b>Property title description</b>	The development proposes an Industrial Storage Shed development comprising a colorbond clad and roofed storage shed 865m <sup>2</sup> .

<b>Site area</b>	5.266 Hectares (Ha)
<b>Existing use</b>	Industrial use (Timber Manufacturing, Storage, Office, and Amenities).
<b>Precis</b>	
<b>Zoning</b>	SP2 Infrastructure under the provisions of the <i>Central Coast Local Environmental Plan 2022</i> (CCLEP 2022).
<b>Permissibility</b>	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.
<b>Relevant legislation</b>	<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"> <li>• <i>Environmental Planning and Assessment Act 1979</i> (EP&amp;A Act) – sections: <ul style="list-style-type: none"> <li>○ 4.14 (bushfire)</li> <li>○ 4.15 (evaluation) and sections</li> </ul> </li> <li>• <i>Local Government Act 1993</i> (LG Act) – sections 68</li> <li>• <i>Subsidence Advisory NSW</i></li> <li>• <i>Rural Fires Act 1997</i></li> <li>• <i>National Parks and Wildlife Act 1974</i></li> <li>• <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></li> <li>• <i>State Environment Planning Policy (Biodiversity and Conservation) 2021</i></li> <li>• <i>Central Coast Local Environmental Plan 2022</i> (CCLEP 2022)</li> <li>• <i>Central Coast Development Control Plan 2022</i> (CCDCP 2022)</li> </ul>
<b>Number of total &amp; unique submissions</b>	No submissions received.
<b>Key issues</b>	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)

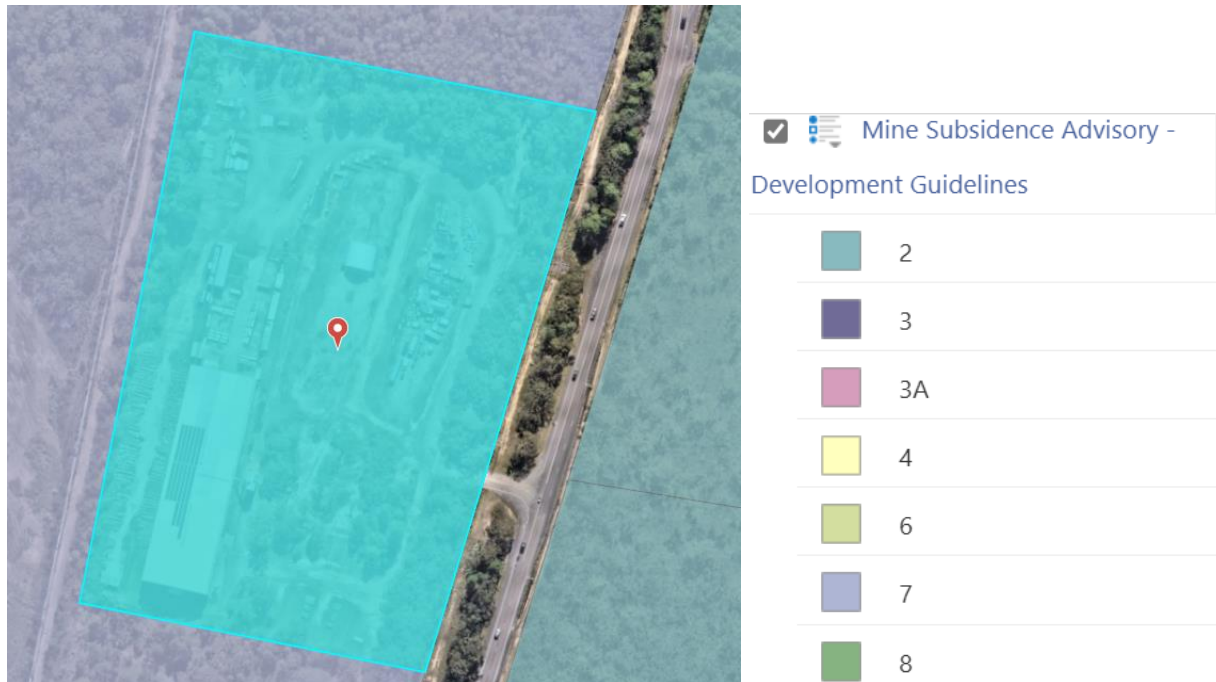


**Figure 2:** Bushfire Prone Land (Source: Geoview)



**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:

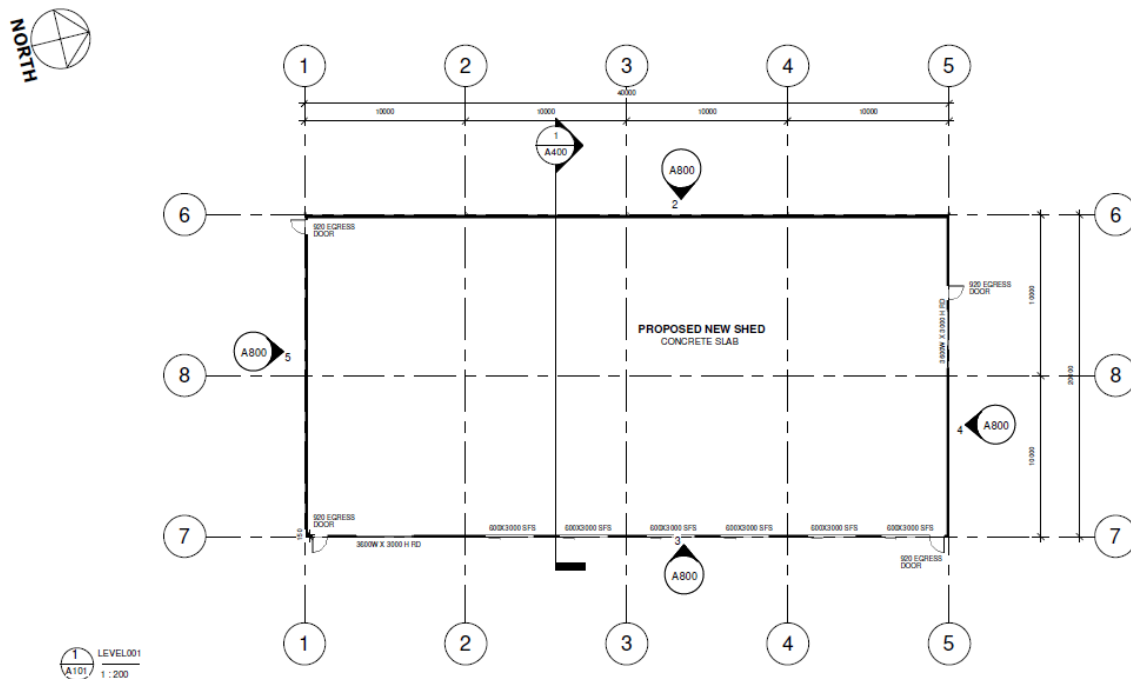
- A colorbond clad and roofed storage shed 865m<sup>2</sup>.
- Concrete slab on ground (refer to Figure 12).
- Vegetation clearing to the west of the development towards the western boundary to create an Inner Protection Area (IPA) pursuant to the conditions provided from the RFS referral.
- The Local Heritage Item is not proposed to be developed or impacted by the proposed development.



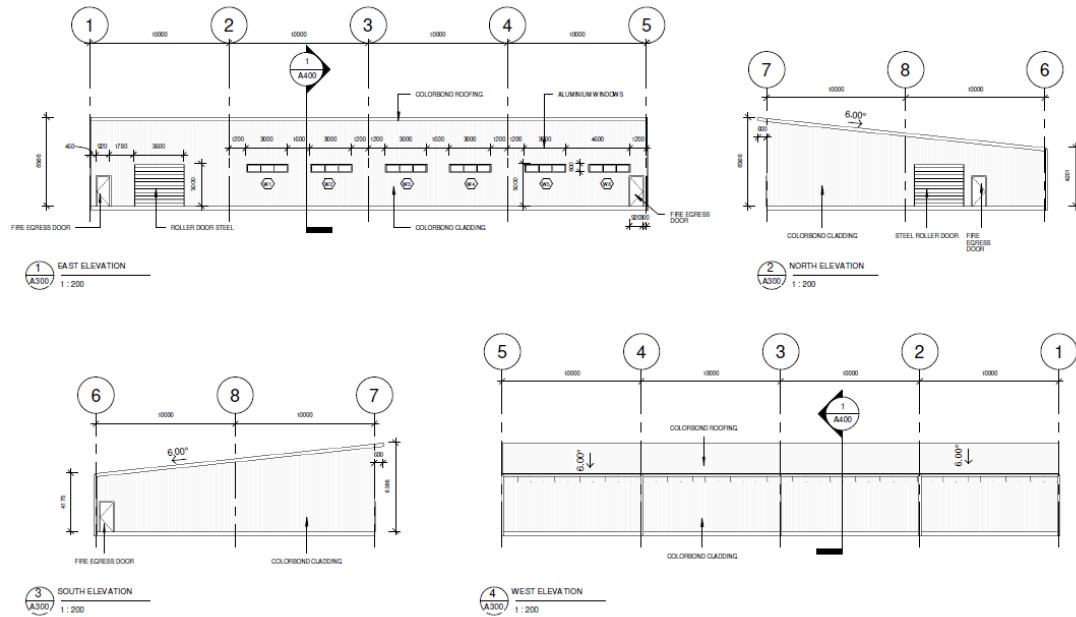
**Figure 9:** Perspective 1



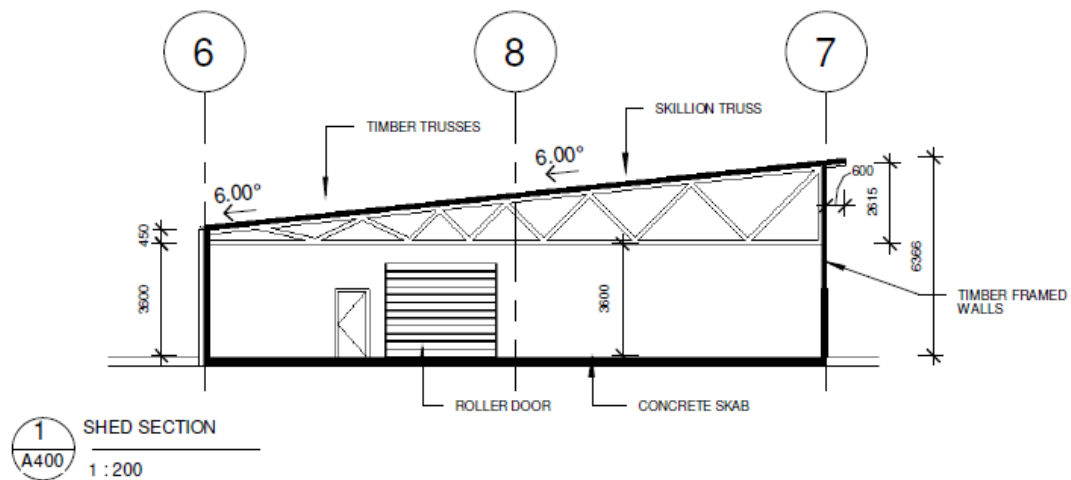
**Figure 10: Perspective 2**



**Figure 11: Floor Plan**



**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
<b>Concurrence requirements</b> (section 4.13 of the EP&A Act)				
<b>Referral for consultation or other reason</b>				
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.
<b>Integrated Development</b> (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

#### **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**

<b>Political donation declared</b>	<b>Disclosure of political donation</b>
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.

<b>Bushfire prone land</b>	<b>Matters for consideration</b>
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:

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



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

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<b>Subsidence Advisory NSW</b>	<ul style="list-style-type: none"><li>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.</li></ul>	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:

**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
<b>Part 4 Principal development standards</b>			
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
<b>Part 5 Miscellaneous provisions</b>			

Development provisions	Requirement	Development proposal	Compliance
Heritage conservation (clause 5.10)	<p>(10) <b>Conservation incentives</b> 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"> <li>○ The proposal is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised).</li> <li>○ The proposed shed is to be constructed away from the heritage building, allowing it to remain visible as a freestanding structure.</li> <li>○ The proposed shed will not significantly alter the character of the setting in which the heritage item is experienced.</li> <li>○ The proposed shed will not adversely impact the relationship between the heritage building and its external conveyor infrastructure.</li> <li>○ The proposed shed will not reduce the appreciation of the</li> </ul>	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"> <li>○ 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.</li> </ul>	
<b>Part 7 Additional local provisions</b>			
Acid sulfate soils (clause 7.1)	Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been— <i>(a) prepared for the proposed works in accordance with the Acid Sulfate Soils Manual, and</i> <i>(b) has been provided to the consent authority.</i>	The site is not identified on Councils Acid Sulfate Soils Map.  The consent authority can be satisfied that the relevant considerations of this Clause have been satisfied.	Yes
Essential services (clause 7.6)	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: <i>(a) the supply of water,</i> <i>(b) the supply of electricity,</i> <i>(c) the disposal and management of sewage,</i> <i>(d) stormwater drainage or on-site conservation,</i> <i>(e) suitable vehicular access,</i> <i>(f) the collection and management of waste.&gt;</i>	The proposed development has adequate essential servicing available to the development having regard for water, sewer, electricity, stormwater drainage, waste collection and vehicular access.	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
<b>Part 2.9.2.1 – Floor Space Ratio</b>	0.8:1 FSR is required per this clause. The proposed development is less than 0.8:1 and satisfies this provision.	Yes	Yes
<b>Part 2.9.2.2 Site Coverage</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.3 Setbacks</b>	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
<b>Part 2.9.4.2 Design and Appearance of Buildings</b>	The proposed development satisfies the provisions of this control.	Yes	Yes

Requirement	Proposed development	Complies with control	Complies with objective
<b>Part 2.9.2.5 Car Parking and Maneuvering</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.6 Off-Street Loading / Unloading</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.7 Flooding and Stormwater Management</b>	The site is not impacted with Flooding.	Yes	Yes
<b>Part 2.9.2.8 Earthworks and retaining Walls</b>	The proposal does not comprise cut and fill or retaining wall development	Yes	Yes
<b>Part 2.9.2.9 Building Over and Adjacent to Sewer Mains</b>	Not applicable	Yes	Yes
<b>Part 2.9.2.10 Thematic Links</b>	The proposed development matches or complements existing buildings on site and the overall theme of the estate.	Yes	Yes
<b>Part 2.9.2.11 Site Landscape Works</b>	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
<b>Part 2.9.2.12 Storage Areas</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.12 Design for Safety</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.14 Security Fencing</b>	The site is an existing industrial development area and has existing security fencing on site.	Yes	Yes
<b>Part 2.9.2.15 Lighting</b>	No lighting is proposed. The site is existing and has existing site lighting.	Yes	Yes

Requirement	Proposed development	Complies with control	Complies with objective
<b>Part 2.9.2.16 Site Signs</b>	No site signs are proposed. The site is existing and has existing site signage.	Yes	Yes
<b>Part 2.9.2.17 Encouraging Energy Efficient Construction and Development</b>	The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.18 Air Quality and Odor Control</b>	Not applicable. The development is for an industrial storage shed only.	Yes	Yes
<b>Part 2.9.2.19 Noise Generation</b>	Not applicable. The development is for an industrial storage shed only	Yes	Yes
<b>Part 2.9.2.20 Fire Mitigation and Control</b>	The development is supported by the RFS, and any development consent will incorporate RFS conditions of consent,	Yes	Yes
<b>Part 2.9.2.21 Waste Minimisation and Disposal</b>	A Waste Management Plan was submitted with the DA. The proposed development satisfies the provisions of this control.	Yes	Yes
<b>Part 2.9.2.22 Contaminated Sites</b>	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
<b>Part 2.9.2.23 Disabled Access</b>	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-street car parking to be provided at the following rate:

Requirement	Proposed development	Complies with control	Complies with objective
<b>Part 2.13.3 - On-site Parking:</b> Bulk Store requires 1 space per 300m <sup>2</sup> . The industrial storage shed is 865m <sup>2</sup> 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><b>Part 3.6.2.3 Development in the vicinity of a heritage item</b></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"> <li>○ The proposal is in accordance with the policies and recommendations within the Conservation Management Plan prepared by Godden MacKay Logan 2009 (Revised)</li> <li>○ The proposed shed is to be constructed away from the heritage building, allowing it to remain visible as a freestanding structure.</li> <li>○ The proposed shed will not significantly alter the character of the setting in which the heritage item is experienced.</li> <li>○ The proposed shed will not adversely impact the</li> </ul>	Yes	Yes

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"> <li>○ The proposed shed will not reduce the appreciation of the visually dominant scale or character of the heritage item within the site.</li> <li>○ 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.</li> </ul>		

**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)**

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- 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 feasibly 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**

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

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)**

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- 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)

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- 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

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

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**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.

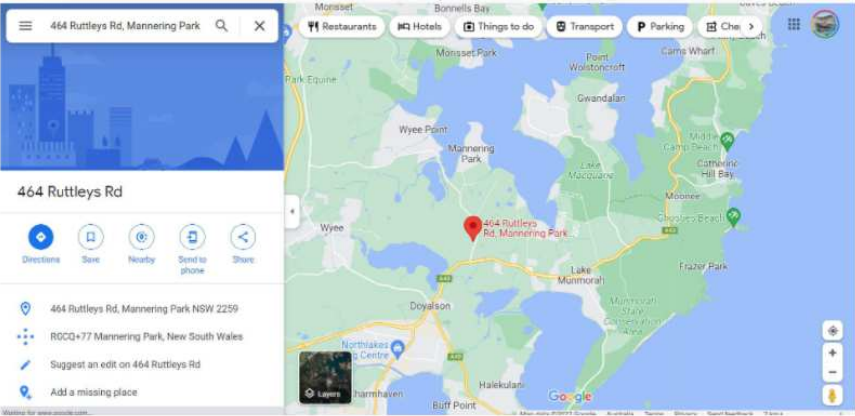
Local Environmental Plans	Central Coast Local Environmental Plan 2022 (pub. 24-6-2022)
Land Zoning	SP2 - Infrastructure: (pub. 24-6-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	Bulk store building Significance: Local
Land Reservation Acquisition	NA
Foreshore Building 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)  
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LOCATION MAP 01



LOCATION MAP 02

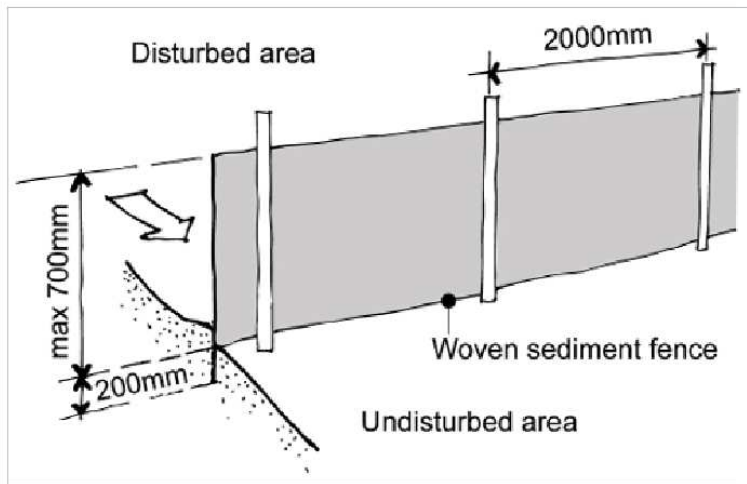
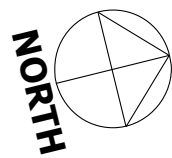
BASIX OR ENERGY CERTIFICATE

PLANNING CERTIFICATE

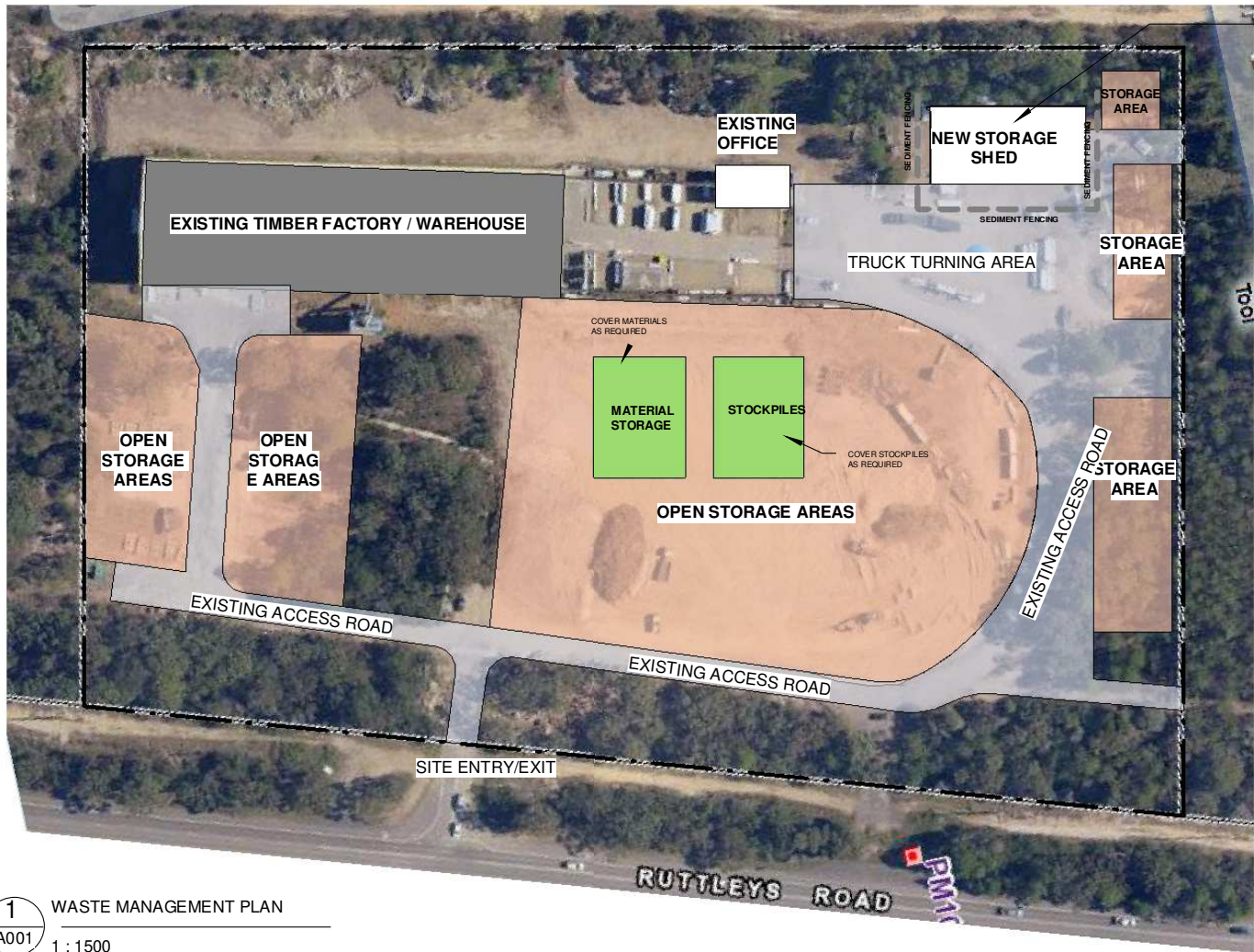
REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COVERPAGE	<div><div>PLAYDESIGN STUDIO</div><div>LETS GET STARTED!!</div><div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div><div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR CONFLICTS ARE IDENTIFIED PLAYDESIGN STUDIO SHALL BE RESPONSIBLE FOR CLARIFICATION BEFORE PROCEEDING.</small></div></div>
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

FOR CDC





EROSION AND SEDIMENT CONTROL FENCING



CUT LEVEL PAD  
FOR SLAB - SEDIMENT  
FENCING

-COVER ANY EXCESS  
SOIL OR SPREAD  
AND WATER

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**

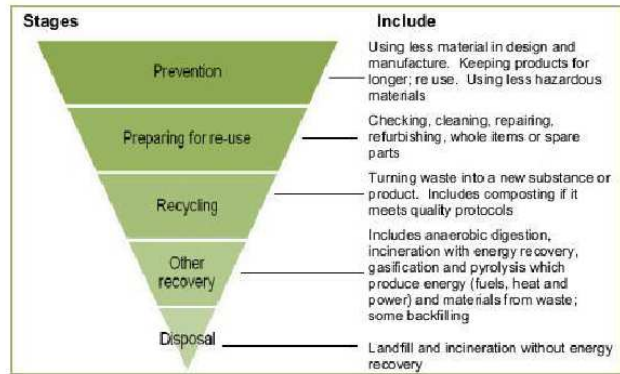
SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.

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



FOR CDC

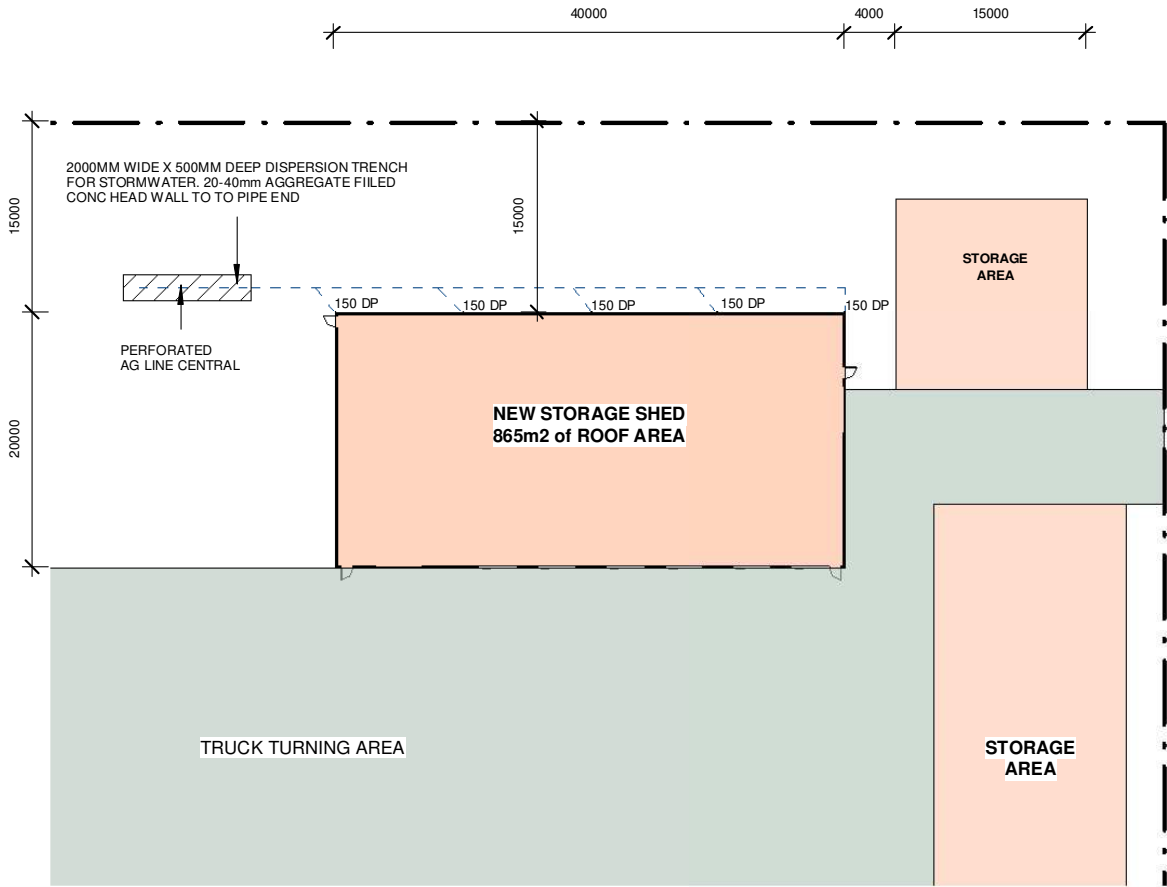
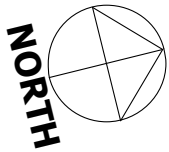
1 WASTE MANAGEMENT PLAN  
A001 1 : 1500

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: EARTHWORKS/SEDIMENT CONTROL/WASTE MANAGEMENT
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A001
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023
		CHECKED: PLAY	SCALE: As indicated
			ISSUE: 5

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DESIGNING ACROSS NEW SOUTH WALES  
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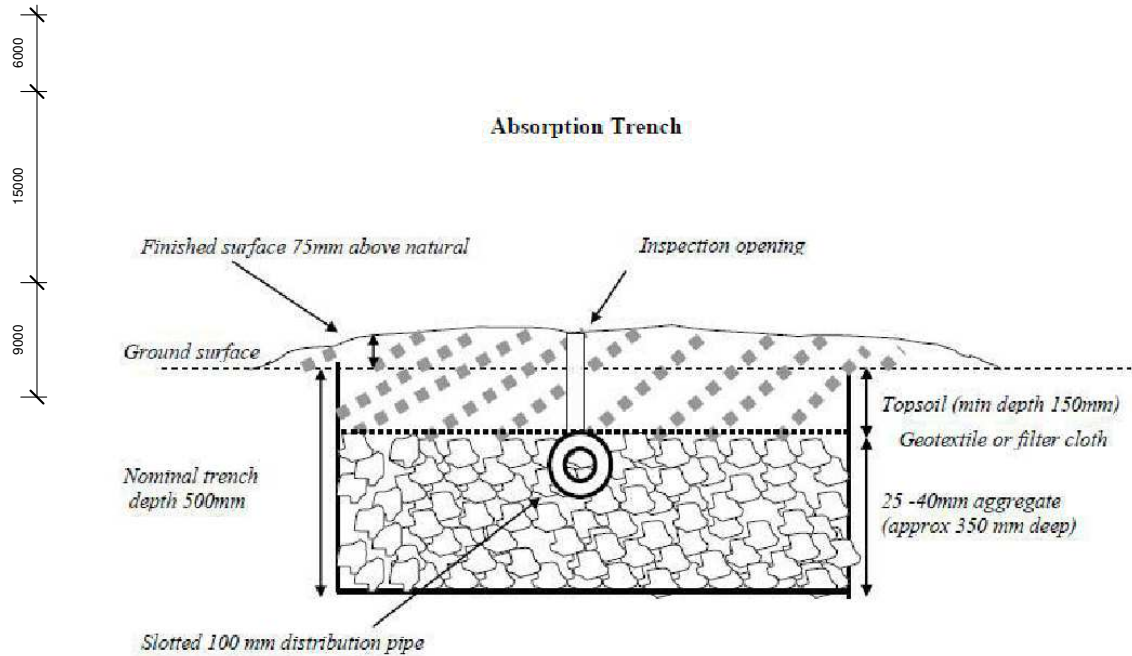
WATER / STORMWATER LEGEND

- 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

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: STORMWATER PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A002
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023
		CHECKED: PLAY	SCALE: As indicated
			ISSUE: 5

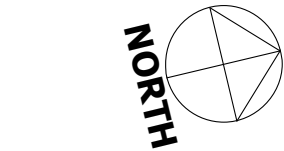
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WEB: www.playdesignstudio.com.au

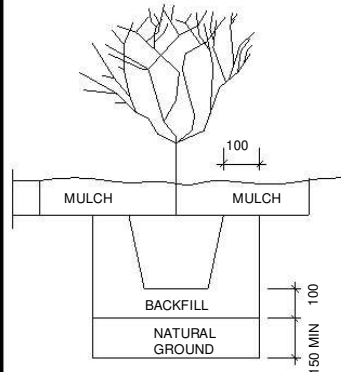
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PROCEEDING.







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. 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 & TURPED 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

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

PLAY DESIGN STUDIO  
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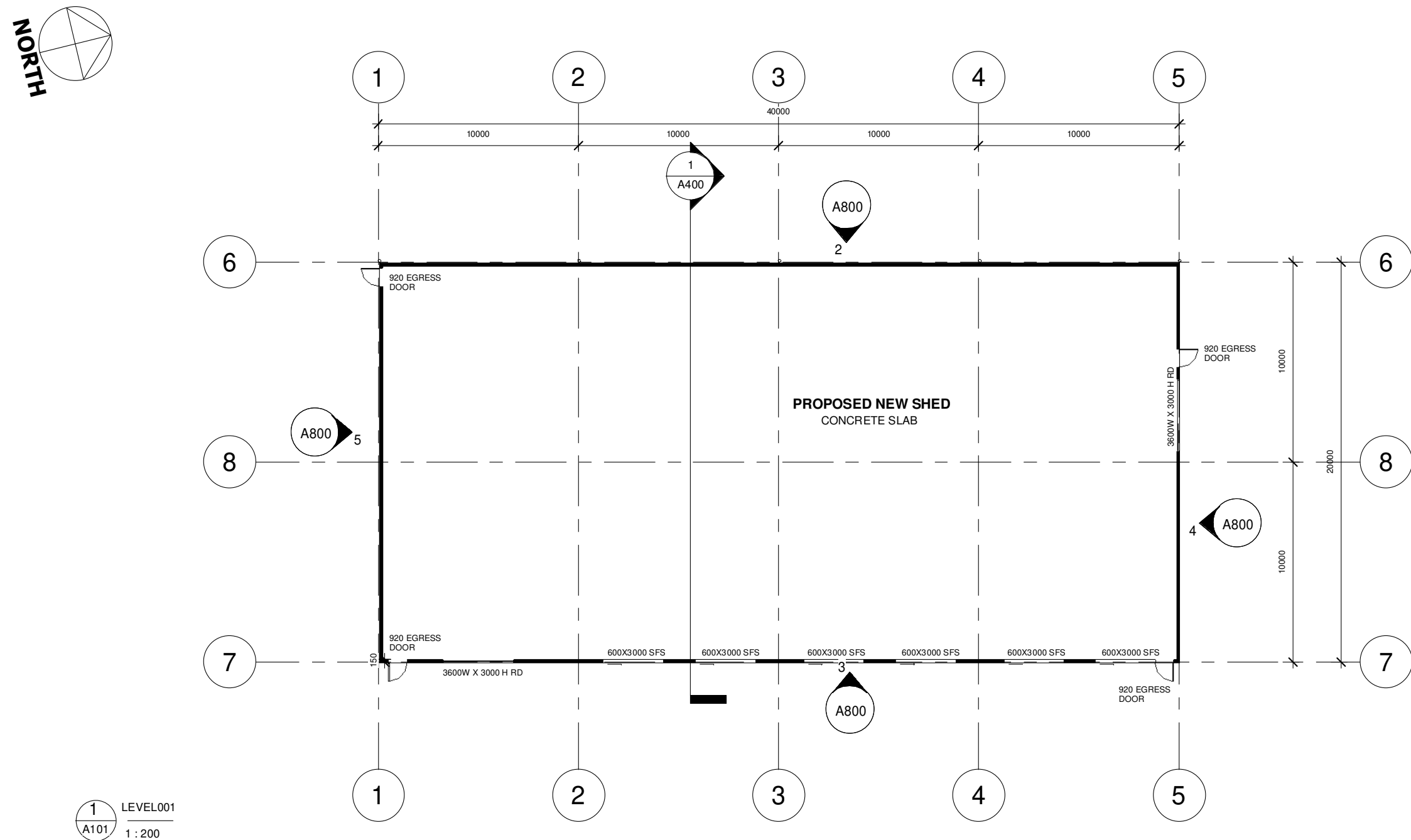
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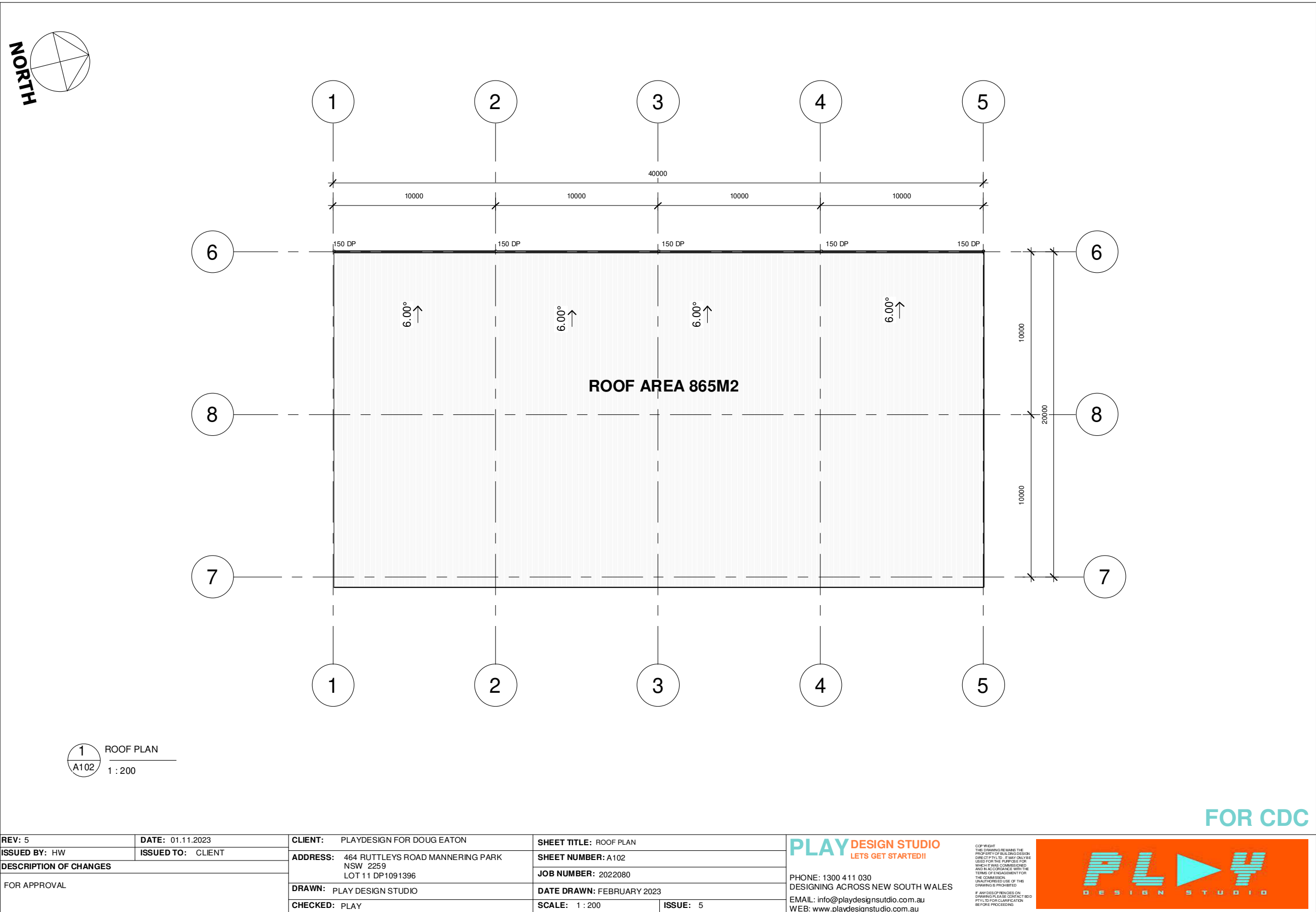




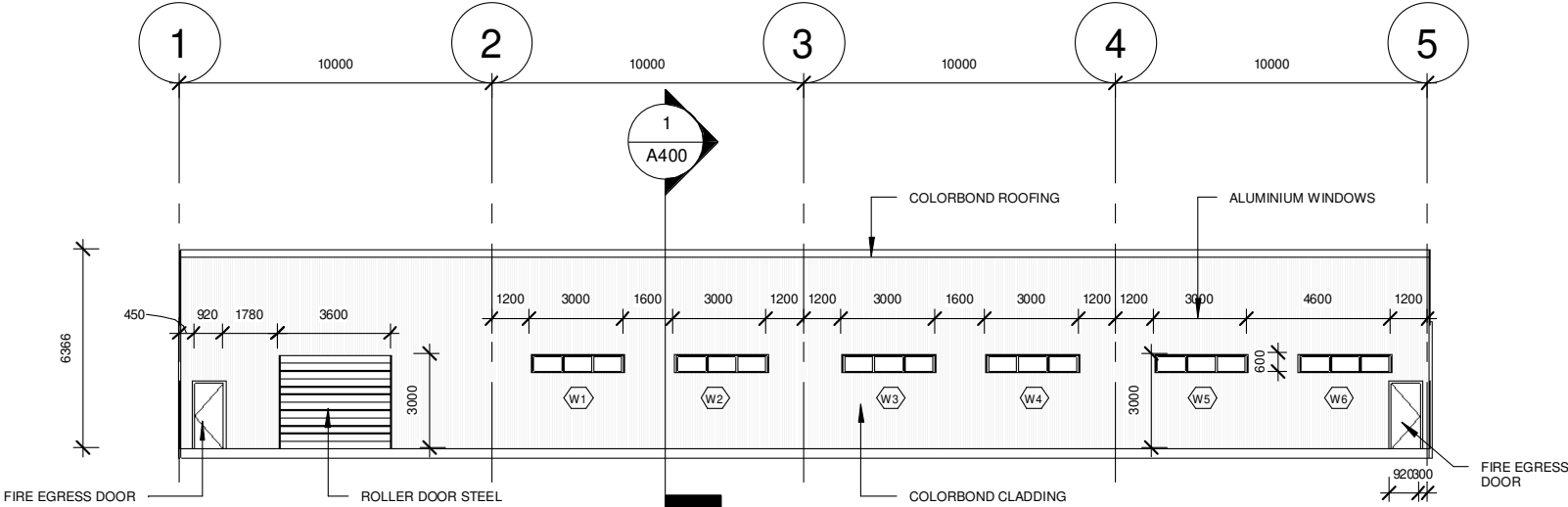
FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: FLOOR PLAN		 <p>PLAY DESIGN STUDIO LET'S GET STARTED!!</p> <p>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES</p> <p>EMAIL: <a href="mailto:info@playdesignstudio.com.au">info@playdesignstudio.com.au</a> WEB: <a href="http://www.playdesignstudio.com.au">www.playdesignstudio.com.au</a></p> <p><small>COP RIGHT THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN STUDIO PTY LTD. IT IS NOT TO BE REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF BUILDING DESIGN STUDIO PTY LTD. ANY VIOLATION OF THESE TERMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small></p>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A101		
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080		
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023		
		CHECKED: PLAY	SCALE: 1 : 200	ISSUE: 5	

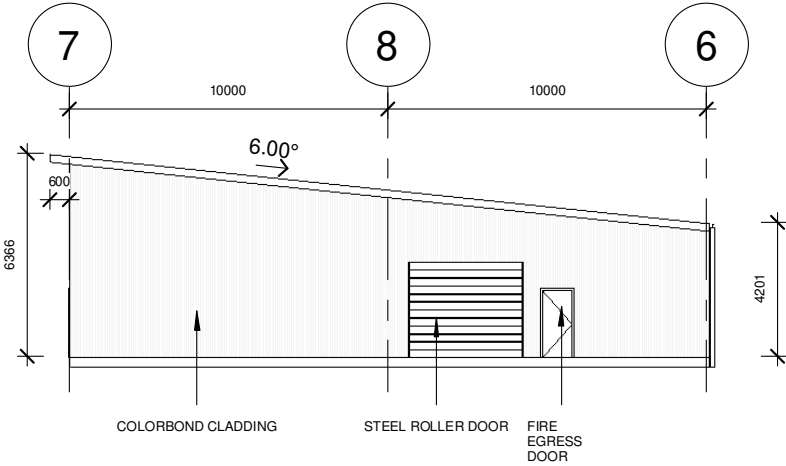




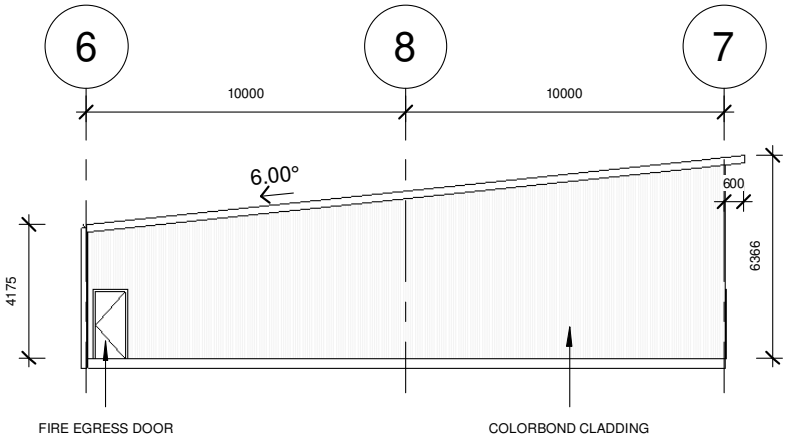




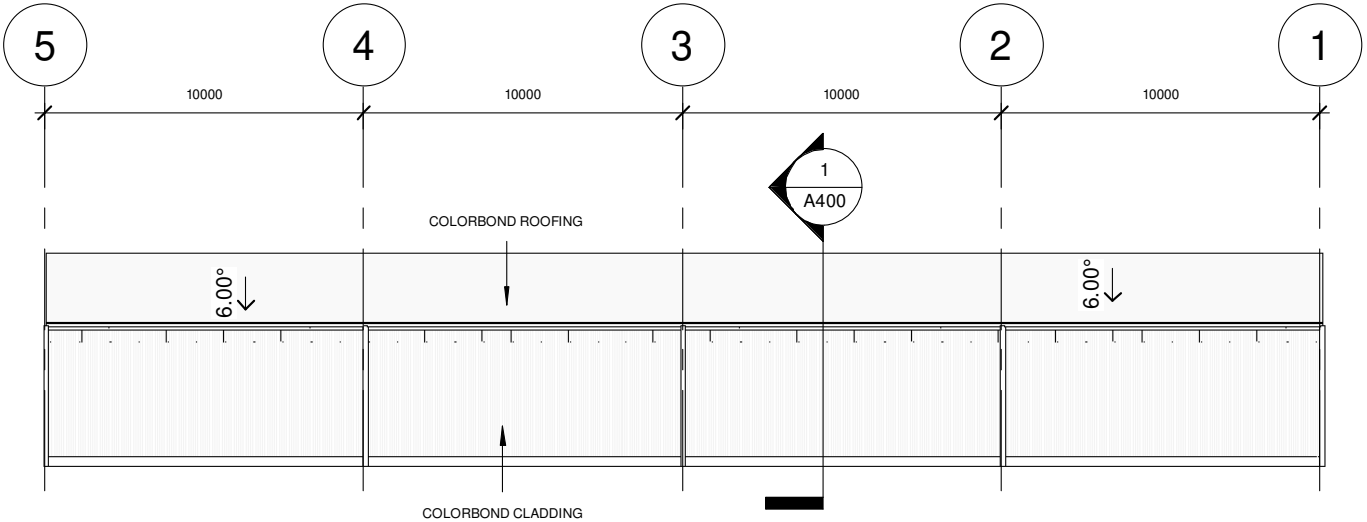
1 EAST ELEVATION  
A300 1 : 200



2 NORTH ELEVATION  
A300 1 : 200



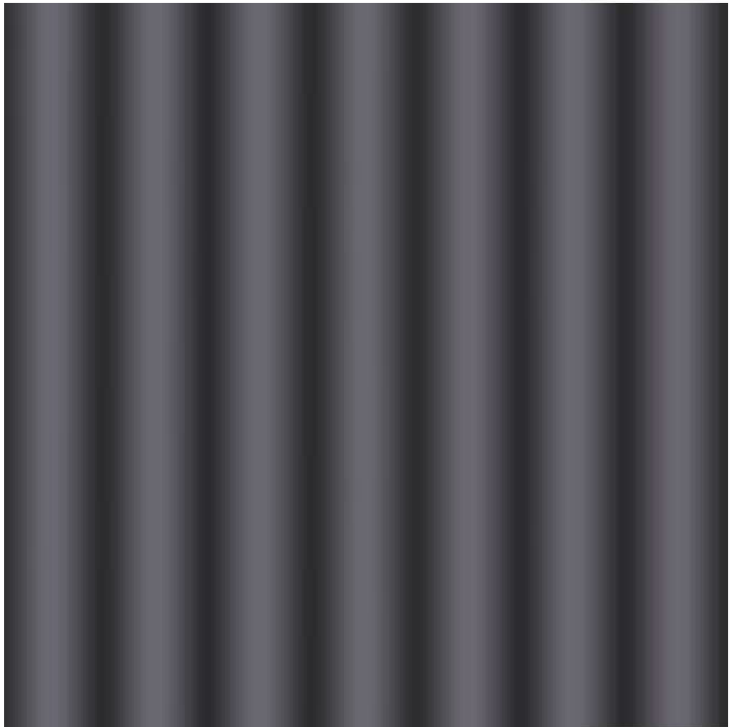
3 SOUTH ELEVATION  
A300 1 : 200



4 WEST ELEVATION  
A300 1 : 200

FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: ELEVATIONS	<div>PLAY DESIGN STUDIO LET'S GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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 ON DRAWINGS PLEASE CONTACT RED PTV LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A300	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: 1 : 200	
			ISSUE: 5	



COLORBOND MONUMENT CLADDING VERTICAL



COLORBOND MONUMENT COLOUR

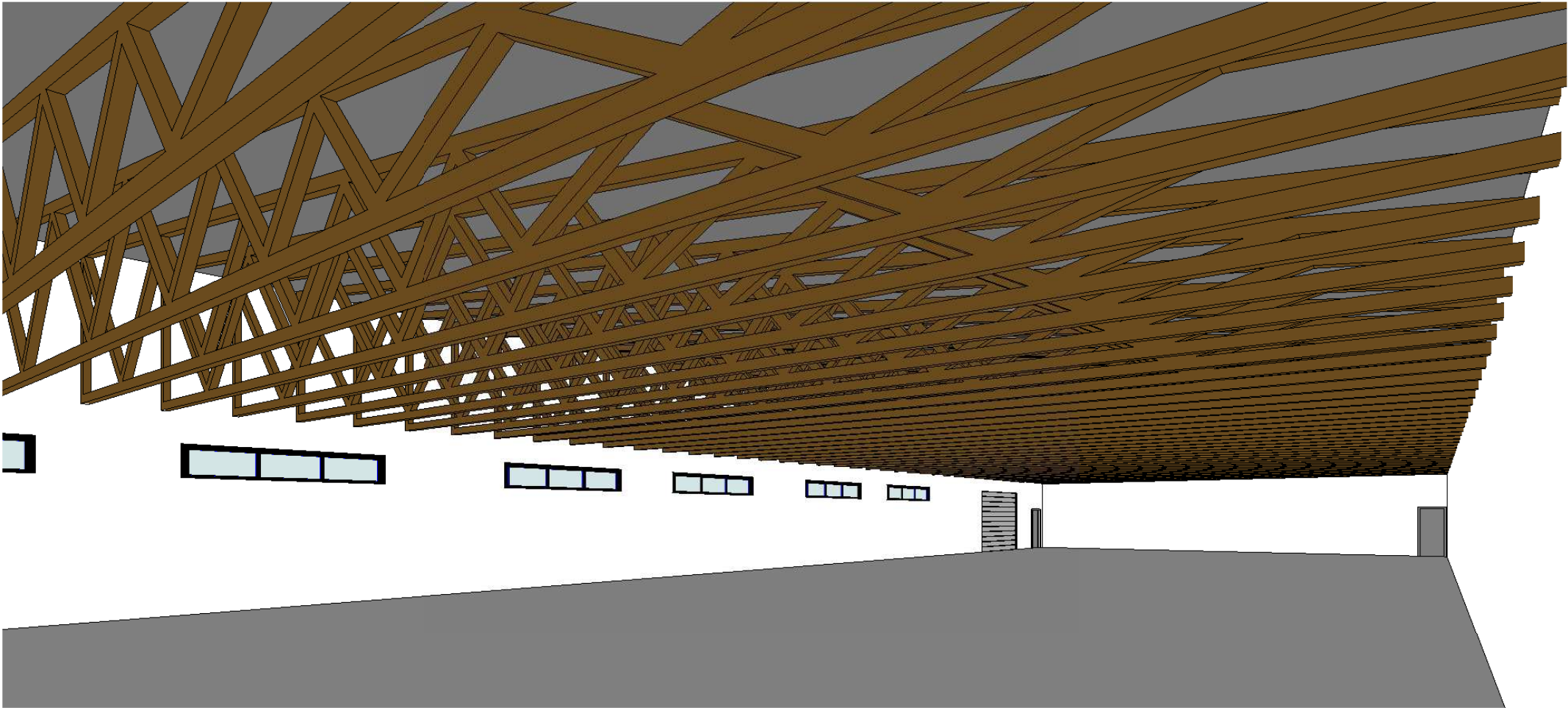


EXAMPLE OF A COLORBOND MOUMENT SHED COLOUR SCHEME

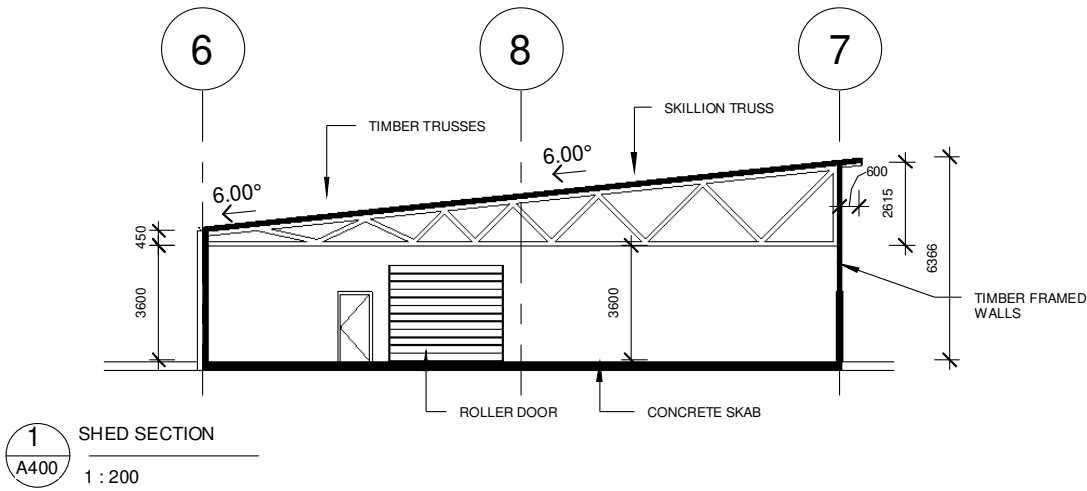


COLORBOND MONUMENT FASCIA AND GUTTERS

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COLOURS AND FINISHES	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN STUDIO PTY LTD. IT MAY ONLY BE USED FOR THE PROJECT FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT PLAYDESIGN STUDIO FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>FOR CDC</div>
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	



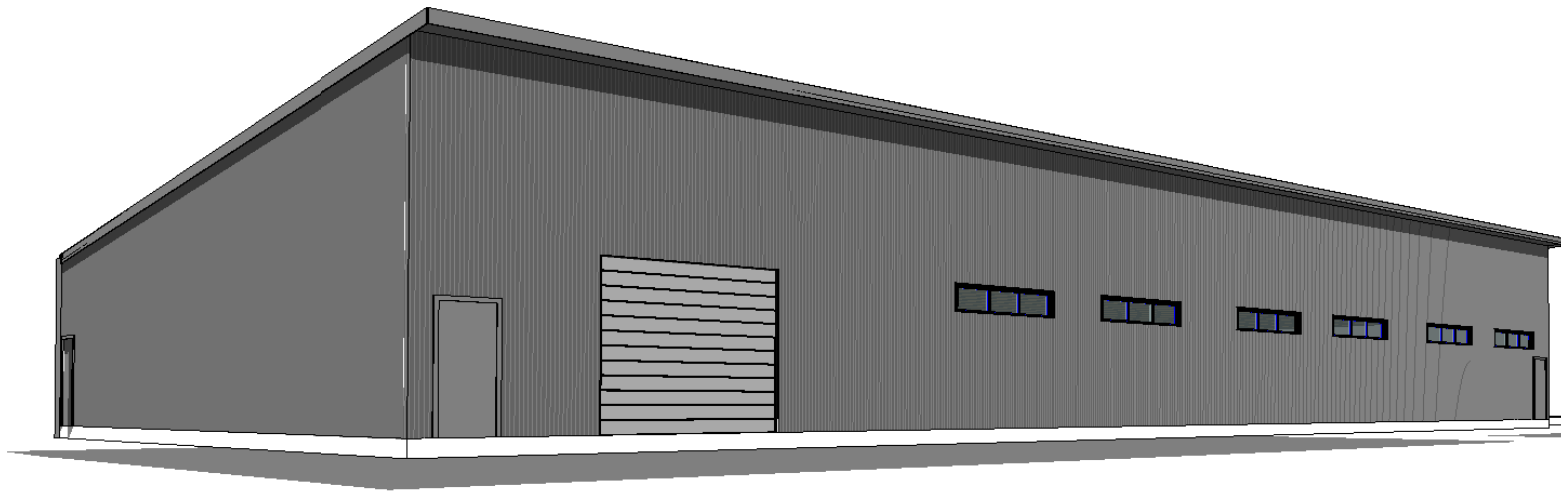
2 INTERNAL 3D  
A400



1 SHED SECTION  
A400  
1 : 200

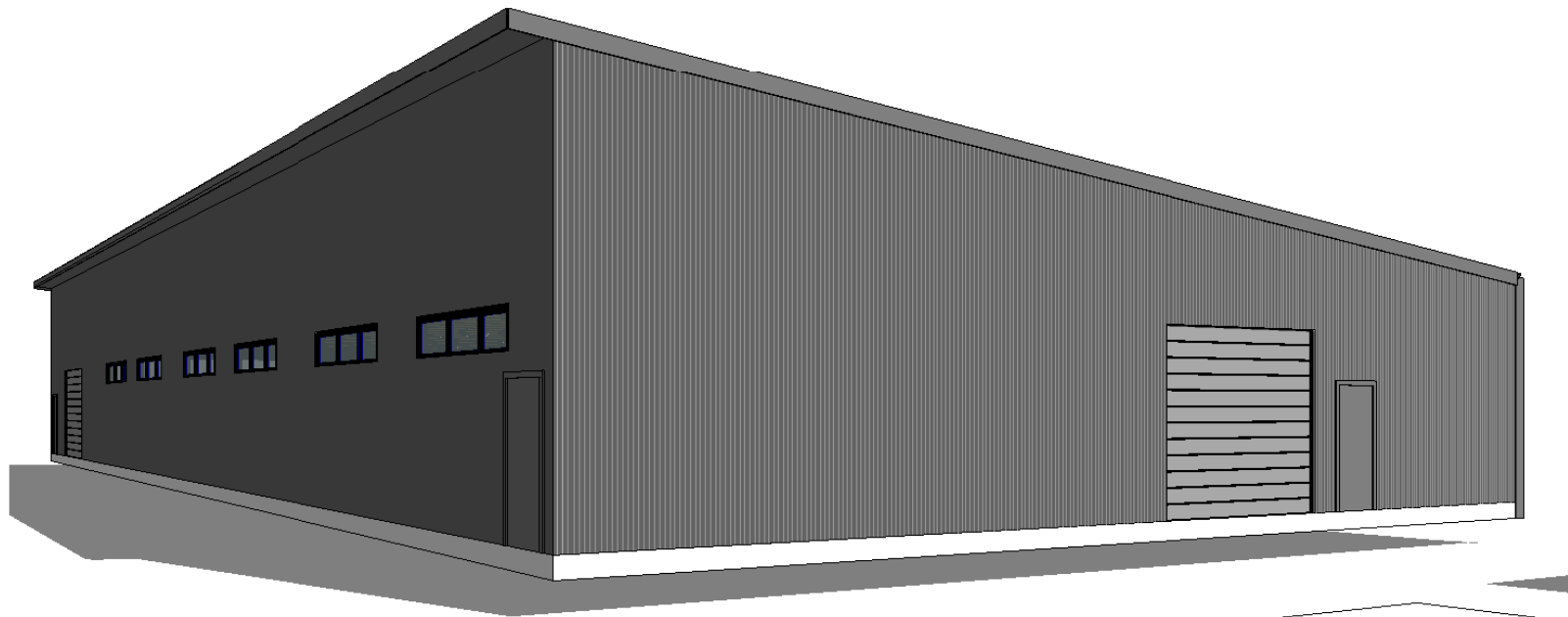
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REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: SECTIONS	<div>PLAY DESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT RED PTY LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>PLAY DESIGN STUDIO</div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A400	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: 1 : 200 ISSUE: 5	



1  
A500

SHED VIEW 01



2  
A500

SHED VIEW 02

FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: 3DS	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT RED PTY LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>DESIGN STUDIO</div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A500	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: ISSUE: 5	





FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: MONTAGES	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT PLAYDESIGN STUDIO PTY LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>PLAY DESIGN STUDIO</div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A501	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: ISSUE: 5	

WINDOW AND DOOR SCHEDULE												
WIN NO.	Window Location	WINDOW SIZE	Orientation	WINDOW AREA	GLAZING TYPE	Shading Type and Size	Shade height above window	Overshadowing	Frame Material	Frame Colour	Reveal Detailss	COMMENTS
W1	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W2	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W3	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W4	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W5	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W6	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		

REV: 5

ISSUED BY: HW

DESCRIPTION OF CHANGES

FOR APPROVAL

DATE: 01.11.2023

ISSUED TO: CLIENT

CLIENT: PLAYDESIGN FOR DOUG EATON

ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK  
NSW 2259  
LOT 11 DP1091396

DRAWN: PLAY DESIGN STUDIO

CHECKED: PLAY

SHEET TITLE: WINDOW AND DOOR SCHEDULE

SHEET NUMBER: A700

JOB NUMBER: 2022080

DATE DRAWN: FEBRUARY 2023

SCALE: 

ISSUE: 5

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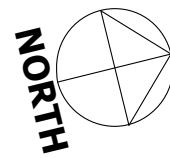
FOR CDC

PLAY

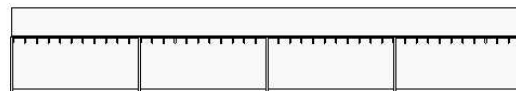
DESIGN STUDIO

- 57 -

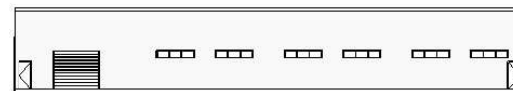




1 NOTIFICATION PLAN  
A800 1 : 2000



2 WEST ELEVATION Copy 1  
A800  
1 : 500



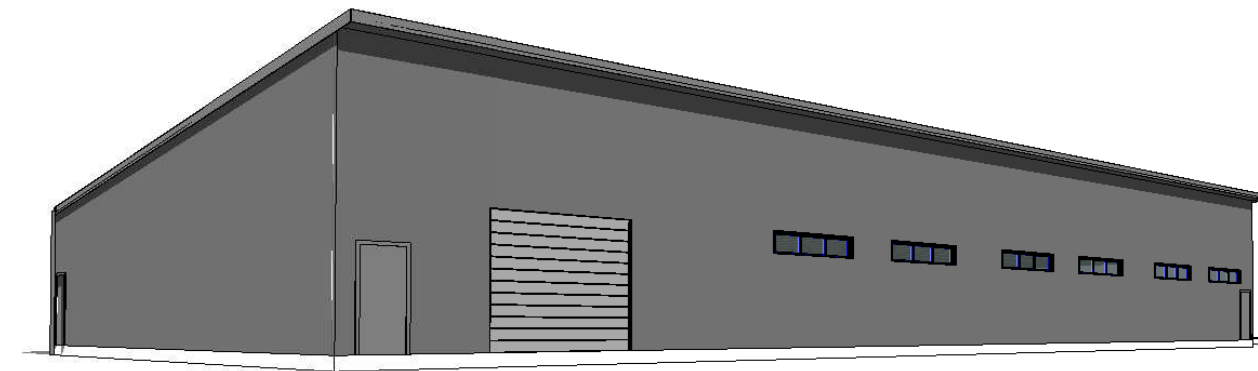
3 EAST ELEVATION Copy 1  
A800  
1 : 500



4 NORTH ELEVATION Copy 1  
A800  
1 : 500



5 SOUTH ELEVATION Copy 1  
A800  
1 : 500



6 SHED VIEW

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: NOTIFICATION PLAN	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A800	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2022080	
			DATE DRAWN: FEBRUARY 2023	
			SCALE: As indicated	ISSUE: 5
FOR APPROVAL		CHECKED: PLAY		

**PLAY**DESIGN STUDIO  
LETS GET STARTED!!

PHONE: 1300 411 030  
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#### Planning Analysis 464 Ruttleys Rd

- A. Zoning - SP2 - electricity generating works with an item of local heritage listing being described in the Schedule to the LEP as bulk store.

The zoning only allows uses of electricity generation or ancillary to this and the proposed shed is not ancillary.

However the heritage provisions of the LEP allow for otherwise non conforming uses to be approved , more detail of this is provided in the heritage impact statement lodged with the DA.

#### B. State Environmental Planning Policies

- i) Transport and Infrastructure SEPP applies to electricity generating works but only if site is used as such. This site has never been used for electricity generation and the SEPP is not relevant.
- ii) Industry and Employment SEPP - Chapter 2 only applies to land in the mapped areas and this site is not in the mapped area. Chapter 3 applies but is solely concerned with Advertisements and signs and none are proposed in this DA.
- iii) Sustainable Buildings SEPP only applicable if the building has a capital value of over \$5m, so not applicable.

#### B. Central Coast Council LEP

As discussed in the Heritage Impact Statement the heritage provisions of the LEP , in particular clause 5.10 apply as the site is listed as having an item of local heritage being the bulk store.

As such the proposed shed is permissible with consent provided sub clauses a) -e) are satisfied.

As discussed in the heritage impact statement these clauses are satisfied in that the shed will facilitate the preservation of the bulk shed by improving the utility and value of the larger site where it is located and thus adding resources to enable the maintenance of the heritage item. Further it is in conformity with the heritage management plan of Godden McKay and won't have any adverse effect on the heritage significance or setting or the amenity of the surrounding area. Noting the site is completely screened from public view , there are no neighbours and the ash dam is just off the western boundary with its negative amenity.

#### C. DCP Heritage Chapter 3.6

This is the main part of the DCP that applies to the site and the proposed new shed DA.

In particular clause 3.6.2.3 requires that any development in the vicinity of a heritage item not dominate the item and respect it and not overwhelm it. The new development must provide adequate area around the heritage item and not affect any public views. The proposed shed complies with these sub clauses - it is much smaller both in footprint and height than the bulk store , it is some 150 mts from the bulk store and there are no public views of the site but in any event the main view of the shed is from the access drive and this has been maintained.

Clause 3.6.3.9 refer to sheds and outbuildings and is applicable to the proposed shed. in general it refers to form, scale and materials of construction , to location and prominence. Again these factors are complied with by the shed. It has a much smaller scale and of little prominence , it's materials are compatible with the bulk store but a different color to differentiate it. It's location keeps it well away from the bulk shed and maintains all existing sight lines.

The other parts of the heritage chapter of the DCP are not relevant relating mainly to residential and or conservation areas.

#### D. DCP Industrial Chapter 2.9

This chapter is technically not relevant as it only applies to industrially zoned land and the site is not so zoned.

Notwithstanding this , the use is an industrial use and the proposed shed should and does comply with this chapter.

In particular it complies with FSR , site coverage and setbacks.

Whilst the Chapter does not permit corrugated iron which is proposed for cladding and roofing , this material is consistent with the heritage bulk shed. However , if this is objectionable another profile such as monoclاد for the roofs and mini orb for the walls could equally be used and the DA conditioned appropriately.

The shed is not of great architectural merit but is again generally consistent with the heritage bulk shed and in any event cannot be seen from any public place due to the landscape screening along Rutleys rd.

Car parking , manoeuvring , access, loading are all unchanged from existing noting the proposed shed just converts open storage to covered storage.

Stormwater is retained as shown in the plans. Overland flows are downhill onto the ash dam , and not into any natural waterways.

No earthworks or retaining walls are proposed.

Bushfire and waste management are subject of separate reports attached to the DA.

There are no changes proposed to existing services , signs , lighting , landscaping, fencing, communications.

As a storage shed there is minimal energy consumption and no effect on air quality or noise.

The only area of non compliance is the proposed use of colorbond corrugated iron however this can be conditioned by council to other profiles.

Otherwise the proposed storage shed complies with the DCP requirements or they are not applicable due to no change to current arrangements.

#### E. Summary

The proposed storage shed is permissible under the heritage provisions of the LEP and complies with the Heritage chapter of the DCP and also all but the cladding requirement of the Industrial chapter despite not being technically relevant.

As the proposed storage shed is compliant and will add to economic activity with no adverse effects the DA should be approved.

Addendum to Conacher Travers Bushfire Report

A. Policy now applies to Industrial Buildings Types 5-8

Whilst the original report states that at that time the Bushfire Protection scheme did not apply to industrial buildings it does now.

However the CT report still goes on to evaluate the property and measures as if the scheme did apply and the evaluation is still valid today in terms of the current Bushfire Protection scheme.

B. Clearing Changes

The ash dam adjoins the western boundary of the land and is now completely cleared of vegetation for at least a kilometre. At the western fence line there is some 5 mts of remnant vegetation, then there is a cleared access track of some 5 mts running along the old coal conveyor which is another 4 mts or so wide and then there is the cleared ash dam being filled over time. See attached photo below.

On the eastern boundary from the proposed new shed, there is some 150 mts of cleared ground leading up to the landscape buffer on Ruttleys rd.

To the south of the proposed new shed is the heritage bulk shed.

To the north the vegetation is some 30 mts away but is again a narrow strip bounded by Ruttleys rd as it curves around to the west and the ash dam.

Due to the ash dam clearing in particular, the property is no longer bush fire prone and should not be so classified.

C. Shed Construction

The proposed shed walls and roof are constructed of non flammable colorbond iron.

D. Water Supply

4/ 100 mm hydrants are installed, maintained and inspected as the site AFSS shows. The nearest hydrant is 30 mts from the new proposed shed.

E. Safe Access

The access has been upgraded and improved since the CT report, moved south to improve sight distances and allow safer turning movements with a turning lane on Ruttleys rd and is bitumen.

F. Emergency Evacuation for Occupants

The proposed shed is a storage shed so there are no proposed occupants however safe evacuation is available via the existing access and driveway.

G. Hazardous Material Storage

No hazardous materials are proposed to be stored in the shed.

H. Conclusion

The proposed shed complies with the relevant Bushfire Protection Principles as demonstrated in the CT report and this addendum.

Douglas Eaton  
1 Jan 2024



## HERITAGE IMPACT STATEMENT

Council's LEP in clause 5.10 Heritage Conservation applies to the proposal as it is on a local heritage listed site.

SubCl 1(b) requires Council to conserve heritage significance including settings and views.

SubCl 2 ( e ) requires an approval for the erecting of a building on a heritage site as is proposed.

SubCl 4 requires Council to consider the effect of the proposal on the heritage significance.

SubCl 10 titled conservation incentives allows development for a building on heritage land irrespective of whether it would be allowed on the land provided :

- a) Preservation of the heritage item is facilitated,
- b) The development is in conformity with an approved heritage management document,
- c) Consent includes carrying out any necessary conservation work
- d) Proposal will not adversely affect heritage significance including its setting , and
- e) Won't have any significant adverse affect on the amenity of the surrounding area

The DA 204/2007 granted consent to the "adaptive reuse of a heritage item for industrial purposes."

The consent requires in Condition 1 the development take place in accordance with the plan and the Godden Mckay Heritage Conservation Plan. (HCP) which was lodged and approved by Council.

The heritage items as identified in the HCP are the bulk shed and compound and the internal roads – see para 7.2.4.

The current proposal is for a 800m2 shed over an existing approved open storage area.

To the extent that the building is outside of the current zoning of the land , subclause 10 nevertheless permits the development which is in any event consistent with the existing use approved under the 2007 consent subject to the applying of the tests in a) to e).

- a) Preservation of the item

The utility of the site , its economic performance is clearly facilitated by the conversion of an open storage area to a covered area. Adding value to the site means the owner obtains a better return to afford maintenance and preservation of the heritage components.

- b) Conformity with HCP

The heritage conservation plan endorses the use of the site for industrial uses and to assist in conserving the heritage elements which are the identified as the bulk shed and compound and the internal roads, see para 7.2.4 of the CMP.

The CMP specifically endorses new development in para 7.2.7 provided it is separated to the bulk store . Para 7.2.5 - sentence 15 states that the visual connection between the bulk store and the adjacent conveyor belt should be retained.

The proposed shed has been located separate to the bulk shed and is not between the bulk shed and the conveyor. Further the proposed new shed is much smaller in scale , height and of a mono pitch design so it is clearly differentiated from the bulk shed. It is cladding roofing material is a different colour being monument grey whereas the bulk shed is olive green. Further its position is in the best position possible on site to not impede the visual appreciation of the bulk shed from the entry way.

Finally the CMP plan states in para 7.2.3 that the current use for generalised industry and warehousing is appropriate.

The new storage shed will enable the relocation of products such as bagged concrete , plaster , drums of render , heavy hardware items which are currently stored in the bulk shed to be relocated to the new shed and in turn more timber currently stored outside and subject to weather deterioration to be stored in the bulk shed , thus improving the use of the bulk shed and maintaining its usefulness as well as improving the overall site efficiency.

In this respect the height of the bulk shed and the existing overhead crane allow timber stacking up to 5.5 mts high which is not practical for bagged products , drums etc. The proposed new storage shed is designed for the more efficient storage of that type of product and will be completely water tight which the bulk shed with its open gable end , is not.

This the new storage shed is entirely consistent with both the CMP and with the approved plan and with the use of the site for industrial purposes. No change to the operations at the site is proposed.

It would be possible without the requirement for any council consent to drape tarpaulins over the existing open storages which are already at heights similar to the proposed shed. Apart from being somewhat labour intensive and not being as waterproof such a draping would in fact give a basically identical built form as is proposed by the shed. This scenario is only advanced to illustrate the minimal change involved with the shed .

c) Conservation works

Nothing specific is required under the HCP.

d) Setting

As discussed above the proposed building has been positioned within the site to minimize any impact on views of the bulk shed and the approach to it.

e) Amenity

The site is entirely screened from Rutleys rd by the landscape buffer which only allows screened glimpses of the bulk shed when approaching from the Pacific Hwy. The new building will not be seen at all from any public space.

The site has no neighbours to north or south with a wooded undeveloped area and on the west borders the ash dam. Whilst the new shed will be visible from the ash dam it is itself an industrial site not accessible to the public.

The setting of the heritage item remains unchanged and the new shed is positioned to maximise this.

#### SUMMARY

The new shed complies with the requirements of the Heritage requirements, is able to be approved under the incentives clause and is situated and designed to have no impact on the heritage items or their setting.



## STATEMENT of ENVIRONMENTAL EFFECTS

## A. Summary of Proposed Development

The applicant proposes a basic colorbond clad and roofed storage shed of 800 m<sup>2</sup> for undercover storage of building materials such as cements, sealants, adhesives, fixings, paints and other hardware items predominantly transported on pallets.

The shed replaces an existing external storage area and is over an old cement slab which had a shed on it some years ago.

There is no change to the operations at the site and no change to existing hours of operation.

## B. Site

The site is a large isolated one of some 5.5 ha with no neighbours on any boundaries and borders on the west the Ash dam which is currently being remediated in part for a large solar array for electricity generation.

The site is largely cleared with a landscape buffer along Rutleys road that is to be retained. the site has Development approval for industrial use to assist in preserving the large heritage building on the site which was likely originally used in the construction of the Sydney Harbour Bridge.

## B. Enviro Effects

1. Vegetation - no effect no vegetation to be removed as over existing cleared storage area.

2. Noise - limited construction noise but nil effect as no neighbours affected and background existing factory noise is greater.

3. Dust - some dust generated by slab levelling but kept within property and controlled by watering as necessary.

4. Sediment - see plan for details but all sediment and erosion controlled within the site.

5. Stormwater - see plan for details. Existing cleared storage area hard stand, run off currently goes with the slope of the land onto the Ash dam. Proposal will reduce runoff as roof water collected and put into an in ground detention system.

6. Traffic - no increase in traffic movements.

7. Overseeing / Privacy - no effect as no neighbours and only a shed.

8. Economic and Social - the new shed will increase site utilisation, allow material currently stored outside to be under cover and so not subject to deterioration. In this way it adds to the use and activity of the site to further support preservation of the heritage building.

By increasing the site's viability it will maintain the existing employment at the site of some 20 persons in the northern area of the Central Coast which is more disadvantaged and where there are limited commercial/industrial sites or jobs.

8. Heritage - complies with the Heritage Conservation plan for the site, see Heritage Impact statement for full details.

## C. Zoning

The site is zoned Special Purposes Power Generation as it was originally owned by the Electricity Commission but has never been used for this purpose.

The site has a local heritage listing and the 2007 DA approved the current and continuing industrial use by utilising the heritage incentive provisions of the LEP.

Despite no change being proposed to the use and due to council's view that a modification application is not possible , the same heritage incentive provisions permit the current proposal.

Again ,this is set out in detail in the attached Heritage Impact Statement.



## Appendix A: Waste Management Plan Template

Information on this form is collected by council for administrative and assessment purposes. It will be used by council staff and other government agencies for the purpose of assessing the application and will be made available for public access. To protect the applicant and the owner(s) privacy, personal details are recorded only on the Part B - Application Detail and Owner(s) Consent form which is not published. It is the applicant's responsibility to ensure other documents do not contain any personal or financial information.

### 1. PROJECT DETAILS (All Developments)

Address of development

464 RUTLEY'S RD MANNERING PARK.

Existing buildings and other structures currently on the site

1000m<sup>2</sup> HERITAGE SHED & COMPOUND  
200m<sup>2</sup> OFFICE, EXTERNAL STORAGE AREAS

Description of proposed development

800m<sup>2</sup> SHED OVER EXISTING APPROVED EXTERNAL STORAGE AREA

*This development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, OEH or WorkCover NSW.*

Prepared By  
(in Block Letters)

DOUGLAS EATON

Date

14/9/23

## Part 7: General Controls - Chapter 7.2 - Waste Management

**2. DEMOLITION** (All Types of Developments)Address of development: 464 Ruttleys Rd MANNERING PARK

Refer to Section 7.2.13 of the DCP for objectives regarding demolition waste.

most favourable



least favourable

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of on-site reuse, contractor and recycling outlet and /or waste depot to be used
Excavation material				
Timber (specify)				
Concrete				
Bricks/pavers		No Demolition		
Tiles				
Metal (specify)				
Glass				
Furniture				
Fixtures and fittings				
Floor coverings				
Packaging (used pallets, pallet wrap)				
Garden organics				
Containers (cans, plastic, glass)				
Paper/cardboard				
Residual waste				
Hazardous/special waste e.g. asbestos (specify)				
Other (specify)				

## Part 7: General Controls - Chapter 7.2 - Waste Management

**3. CONSTRUCTION** (All Types of Developments)Address of development: 464 Ruttleys Rd MANNERING PARK

Refer to Section 7.2.14 of the DCP for objectives regarding construction

most favourable



least favourable

	Reuse	Recycling	Disposal	
Type of waste generated	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Estimate Volume (m3) or Weight (t)	Specify method of on site reuse, contractor and recycling outlet and/or waste depot to be used
Excavation material	80 m <sup>3</sup>			REUSE ON SITE CUT & FILL
Timber (specify)	NIL			
Concrete	NIL			
Bricks	NIL			
Tiles	NIL			
Metal (specify)	<del>200 kg</del>	200 kg		ROOFING + CLADDING OFFCUTS TO MORRISSET METAL RECYCLING
Glass	NIL			
Plasterboard (offcuts)	NIL			
Fixtures and fittings	NIL			
Floor coverings	NIL			
Packaging (used pallets, pallet wrap)	NIL			
Garden organics	NIL			
Containers (cans, plastic, glass)	NIL			
Paper/cardboard	NIL			
Residual waste	NIL			
Hazardous/special waste (specify)	NIL			

## Part 7: General Controls - Chapter 7.2 - Waste Management

**4. ONGOING OPERATION** (Residential, Multi Unit, Commercial, Mixed Use and Industrial)Address of development: 464 RUTTLEYS RD MANNERING PK.

Show the total volume of waste expected to be generated by the development and the associated waste storage requirements.

NO ADDITIONAL WASTE GENERATED

	Recyclables		Compostables	Residual waste*	Other
	Paper/ cardboard	Metals/ plastics/glass			
Amount generated (L per unit per day)					
Amount generated (L per development per week)					
Any reduction due to compacting equipment	-	-			
Frequency of collections (per week)	1	1			
Number and size of storage bins required	-	-	EXISTING COMMERCIAL SKIP BINS 1 CARDBOARD, 2 GENERAL		
Floor area required for storage bins (m <sup>2</sup> )	-	-			
Floor area required for manoeuvrability (m <sup>2</sup> )	-	-			
Height required for manoeuvrability (m)	-	-			

\* Current "non-recyclables" waste generation rates typically include food waste that might be further separated for composting.



## Part 7: General Controls - Chapter 7.2 - Waste Management

**5. CONSTRUCTION DESIGN** (All Types of Developments)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development (refer to Section 7.2.14 of the DCP):

**Materials**

CONCRETE SLAB - NIL WASTE
TIMBER FRAMING & TRUSSES - NIL WASTE (PREFABRICATED)
METAL CLADDING & ROOFING - ANY OFFCUTS RECYCLED
WINDOWS & GLASS & ALUMINIUM - FROM SUPPLIER NO WASTE

**Lifecycle**

50 YEARS MINIMUM
Detail the appropriate needs for the ongoing use of waste facilities including the transfer of waste between the residents or tenancy units, the servicing of waste location and frequency of waste transfer and collection. If truck access is required then engineering details are required.
EXISTING BULK WASTE COLLECTION BINS
1 & PAPER & CARDBOARD
2 & GENERAL WASTE
WEEKLY COLLECTIONS
NO EXTRA WASTE DUE TO SHED, WILL IN FACT REDUCE WASTE AS MATERIALS PROTECTED FROM WEATHER, SO MINIMISE WEATHER DAMAGE & LOSS

## Part 7: General Controls - Chapter 7.2 - Waste Management

**Ongoing Operation**

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.

Do the site plans detail indicate?:

NO ADDITIONAL WASTE.

	Tick Yes
<b>Space</b>	✓
Size and location(s) of waste storage areas	EXISTING BINS ✓
Recycling bins placed next to residual waste bins	NO ADDITIONAL BINS ✓
Space provided for access to and the manoeuvring of bins/equipment	✓
Any additional facilities	✓
<b>Access</b>	
Access route(s) to deposit waste in storage room/area	✓
Access route(s) to collect waste from storage room/area	✓
Bin carting grade not to exceed 10% and travel distance not greater than 100m in length	✓
Location of final collection point	✓
Clearance, geometric design and strength of internal access driveways and roads	✓
Direction of traffic flow for internal access driveways and roads	✓
<b>Amenity</b>	
Aesthetic design of waste storage areas, including being compatible with the main building/s and adequately screened and visually unobtrusive from the street	✓
Signage – type and location	✓
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions, cross & longitudinal section showing clear internal dimensions between engaged piers and other obstructions, etc)	N/A.



## Part 7: General Controls - Chapter 7.2 - Waste Management

**6. PLANS AND DRAWINGS** (All Developments)

The following checklists are designed to help ensure WMP are accompanied by sufficient information to allow assessment of the application.

Drawings are to be submitted to scale, clearly indicating the location of and provisions for the storage and collection of waste and recyclables during:

- demolition
- construction
- ongoing operation.

**Demolition**

Refer to Section 7.2.13 of the chapter for specific objectives and measures.

Do the site plans detail/indicate?:

NO DEMOLITION

	Tick Yes
Size and location(s) of waste storage area(s)	EXISTING BINS
Access for waste collection vehicles	NO EXTRA BINS
Areas to be excavated	5.5 HA SITE
Types and numbers of storage bins likely to be required	
Signage required to facilitate correct use of storage facilities	

**Construction**

Refer to Section 7.2.15 – 7.2.19 of the chapter for specific objectives and measures.

Do the site plans detail indicate?:

	Tick Yes
Size and location(s) of waste storage area(s)	EXISTING BINS
Access for waste collection vehicles	NO EXTRA BINS
Areas to be excavated	5.5 HA
Types and numbers of storage bins likely to be required	SITE
Signage required to facilitate correct use of storage facilities	

## Site Visit: 9:30am, Thursday, 22 May 2025



























**RFS**

Central Coast Council  
PO Box 20  
WYONG NSW 2259

Your reference: CNR-68882 DA/71/2024  
Our reference: DA20240514001952-Original-1

**ATTENTION:** Nathan Burr

Date: Thursday 30 May 2024

Dear Sir/Madam,

**Development Application**  
**s4.14 – Other – Timber Yard**  
**464 Ruttleys Road Mannering Park NSW 2259, 11//DP1091396**

I refer to your correspondence dated 14/05/2024 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

**Asset Protection Zones**

***The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:***

1. From the commencement of building works and in perpetuity, the property around the proposed storage building must be maintained as an inner protection area to the following distances and aspect in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*:

- north to the property boundary;
- east for a distance of 20 metres;
- south for a distance of 20 metres; and
- west to the property boundary.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;

1

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



# RFS



- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

### Construction Standards

**The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:**

2. New construction of the proposed storage building must be undertaken using non-combustible materials.

### Water and Utility Services

**The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:**

3. Any new provisions of water, electricity and gas must comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available,
- all above-ground water service pipes external to the building are metal, including and up to any taps,
- where practicable, electrical transmission lines are underground,
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas, and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used,
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side,
- connections to and from gas cylinders are metal,
- polymer-sheathed flexible gas supply lines are not used, and
- above-ground gas service pipes are metal, including and up to any outlets.

### Landscaping Assessment

**The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.**

4. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;



**RFS**

- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

**General Advice – Consent Authority to Note**

- The NSW RFS was not able to verify the assessment set out in the bush fire report submitted with the application. The NSW RFS has therefore undertaken an independent assessment of the proposal to determine compliance with *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese

**Supervisor Development Assessment & Plan  
Built & Natural Environment**



## Comments from Environment

<b>To</b>	Kirra Hartley
<b>From</b>	Jed Field  Ecologist
<b>Date</b>	27-May-2025
<b>DA Number</b>	DA/71/2024
<b>Proposed</b>	Industrial Storage Shed
<b>Property</b>	464 Ruttleys Road, MANNERING PARK NSW 2259
<b>Site Inspection</b>	Yes
<b>Site Inspection Date</b>	22/05/2025
<b>Recommendation</b>	Supported, subject to conditions

### Comments

Council's Ecologist has assessed the ecological impact of the proposed development in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Impacts to biodiversity values have been assessed in accordance with the *Biodiversity Conservation Act 2016* (BC Act).

The subject land is zoned SP2 Infrastructure

The subject application has been assessed and:

#### ☐ **Supported, subject to conditions**

The following documents were reviewed:

- D16040102 SEE
- D16040079 Architectural plans
- D16040097 Addendum to bushfire report
- D16231702 RFS conditions
- D02795632 Ecological comments DA/204/2007/A
- D01862179 Ecological comments DA/204/2007
- Biodiversity Values Map v18 – not mapped
- Geocortex: Vegetation, watercourses, Bionet records

Site Inspection: 22/05/2025 (with the town planner in attendance)

### Background

DA/71/2024 is for a new 40x20m shed in the north west corner of the Lot. The shed is proposed on existing gravel hardstand. The Lot has an area of 5.2ha and supports a large shed and is presently used as a storage yard for timber and other building materials.

Vegetation in the vicinity is mapped by the state government as *Hunter Coast Lowland Scribbly Gum Forest* (PCT 3583), which is not associated with any threatened ecological community. Bushland in the local area is known to support a number of threatened flora including *Acacia bynoeana*, *Tetratheca juncea*, *Cryptostylis hunteriana* and *Angophora inopina*. Threatened fauna such as the Squirrel Glider are also known from the local area and there are Bionet records of threatened microbats from the Lot in 2005.



Proposed site plan

### Bushfire

The submitted bushfire report did not identify any applicable asset protection zones (APZs). NSW RFS have undertaken an independent assessment and provided conditions which require an APZ (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 (discussed below).



Proposed APZ to the north and west (shaded pink)

### Ecological Assessment

A terrestrial ecological study has not been completed, nor is one triggered in accordance with Council's Flora and Fauna Guidelines 2019.

### Biodiversity Offset Scheme (BOS) Threshold

Based on provided information, the proposal does not trigger any of the three triggers to the scheme.

1. Biodiversity Value map – no part of the subject site is included on the map.
2. Area clearing threshold – the threshold for native vegetation clearing, above which the BOS applies is 0.5 ha (based on actual Lot size being in the 1-40ha category). This threshold is not possible to exceed given the area of clearing is <1000m<sup>2</sup> which is dominated by weed species.
3. Threatened species test of significance – based on the site inspection observations and the small amount of habitat proposed to be removed, it is unlikely any threatened species would be significantly impacted.

Council's Ecologist is satisfied that the proposal does not trigger the Biodiversity Offsets Scheme under the *Biodiversity Conservation Act 2016*, and a Biodiversity Development Assessment Report (BDAR) is not required to be submitted with the application.

### Bushfire APZ clearing 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 feasibly 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.



Photo 1: Area that would be subject to the APZ along the northern boundary



Photo 2: Area that would be subject to the APZ along the western boundary

SEPP (Biodiversity and Conservation) 2021: Chapter 4 – Koala habitat protection 2021

The boundary security fence prevents Koala access to the site. No Koalas have been recorded within 2.5km of the site in the last 18 years. In accordance with Section 4.9 (3) of the Biodiversity Conservation SEPP 2021, the application is considered to have low or no impact on koalas or koala habitat.

### **Conclusion**

The objectives of the relevant policies, zoning objectives and potential environmental impacts associated with the proposal have been considered. Council's Ecologist has no objection to the proposal subject to the attached conditions being included within any consent granted.

Jed Field

**Ecologist**

**1.. PARAMETERS OF THIS CONSENT****2.. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE****3.. PRIOR TO ISSUE OF ANY SUBDIVISION WORKS CERTIFICATE****4.. PRIOR TO COMMENCEMENT OF ANY WORKS****5.. DURING WORKS**

2.1. Prior to commencement of any tree removal or vegetation clearing, undertake a comprehensive visual inspection using suitable aids such as binoculars to determine if any native fauna sensitive to clearing are occupying trees or ground vegetation. This may include presence of roosting birds or mammals, hollows or nests. Should native fauna be found as part of the visual inspection or during felling, all tree removal is to cease immediately, and an qualified Ecologist licensed in the handling of native wildlife must be contacted to attend the site and supervise works. Animals are to be relocated by the suitably qualified person prior to felling of the tree. Wildlife must be relocated locally to an area with adequate resources in accordance with the suitably qualified person's license.

2.2. Stockpiling will be undertaken within the approved works foot print. Stockpiling will not be undertaken in locations that impact on adjacent areas of retained native vegetation. Stockpiles are to be managed to suppress dust, prevent erosion and reduce the impact of sediment and other contaminants on the environment. This may require compaction and the installation of adequate sediment and erosion control measures around the stockpiles in accordance with the Blue Book and Best Practice Erosion and Sediment Control (IECA) guidelines.

2.3. Vegetation/ trees to be retained/removed in the bushfire asset protection zone (APZ) are to be selected as per the following criteria:

- Native Smooth-barked Apple (*Angophora costata*) trees must be retained.
- All exotic species, such as Bitou Bush and Pine trees are to be removed without causing damage to the *Angophora costata* trees to be retained.
- Native vegetation beyond the approved APZ is to be retained.

**6.. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE**

6.1. Continuously remove non-native species that establish within the bushfire Asset Protection Zone using industry accepted best-practice management techniques.

**7.. PRIOR TO ISSUE OF ANY SUBDIVISION CERTIFICATE****8.. ONGOING****ADVISORY NOTES****Offence to harm native protected fauna**

It is an offence under the *Biodiversity Conservation Act 2016* to harm protected native wildlife. If during works fauna is displaced, it must not be harmed. If required works will cease and fauna will be transferred to the nearest veterinary hospital and Councils Ecologist will be notified within 24hrs.



## AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : DA/71/2024

Client Service ID : 1007870

Central Coast Council - Gosford Mann Street

Date: 26 May 2025

P O Box 21

Gosford New South Wales 2250

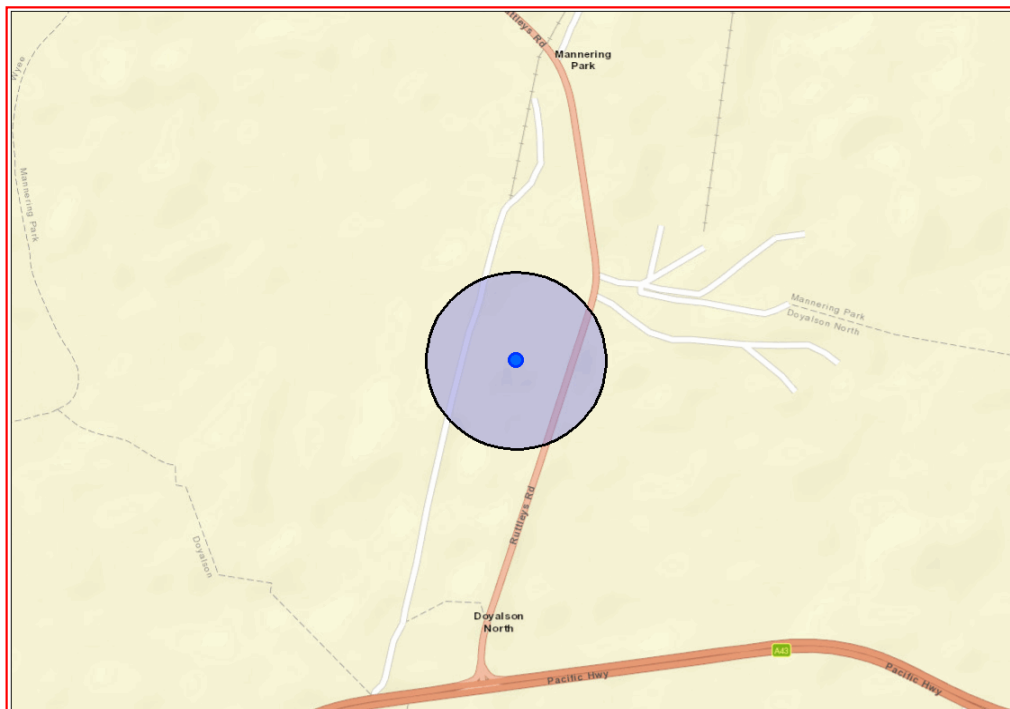
Attention: Kirra Hartley

Email: kirra.hartley@centralcoast.nsw.gov.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 464 RUTTLEYS ROAD MANNERING PARK 2259 with a Buffer of 200 meters, conducted by Kirra Hartley on 26 May 2025.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



## Comments from Heritage

<b>To</b>	Kirra Hartley
<b>From</b>	Rebecca Cardy – Senior Heritage Officer
<b>Date</b>	28 May 2025
<b>DA Number</b>	DA/71/2024
<b>Proposed</b>	Additional Industrial Shed
<b>Property</b>	464 Ruttleys Road Mannering Park
<b>Site Inspection</b>	No
<b>Site Inspection Date</b>	N/A }
<b>Recommendation</b>	Supported, without conditions}

### Overview

The proposed construction of second storage shed with the site is supported without conditions. The following heritage considerations are relevant:

- 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 as a result of the vegetation, existing and proposed, between the heritage item and Ruttleys Road.

### The Proposal

The proposal is for another storage shed within a large industrial site (5.5 ha) . The shed replaces an existing external storage area and is well away from the freestanding heritage item.

The proposed shed is to be appropriately constructed of Colorbond in a dark colour making it more recessive within the landscape.

The shed is to be used for the undercover storage of building materials.

**Heritage Significance**

The Bulk Store building is significant locally as a representative example of a large utilitarian industrial building of the early twentieth century which is historically associated with the nearby Wyee Colliery and which illustrates the practice of building relocation and re-use typical of the mining industry in New South Wales. It is a relic of the period of state ownership of electricity generation undertakings – including their fuel supplies – in New South Wales. It is type of building which is unusual in its vicinity.

The bulk store building at Mannering Park may have additional associational significance arising from its origins at another site, possibly the Harbour Bridge workshops.

Source: Conservation Management Plan 2009 (Revised) prepared by Godden Mackay Logan

**Heritage Division Questions**

**Insufficient Information**

1.. PARAMETERS OF THIS CONSENT

2.. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

3.. PRIOR TO ISSUE OF ANY SUBDIVISION WORKS CERTIFICATE

4.. PRIOR TO COMMENCEMENT OF ANY WORKS

5.. DURING WORKS

6.. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

7.. PRIOR TO ISSUE OF ANY SUBDIVISION CERTIFICATE

8.. ONGOING


ADVISORY NOTES

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

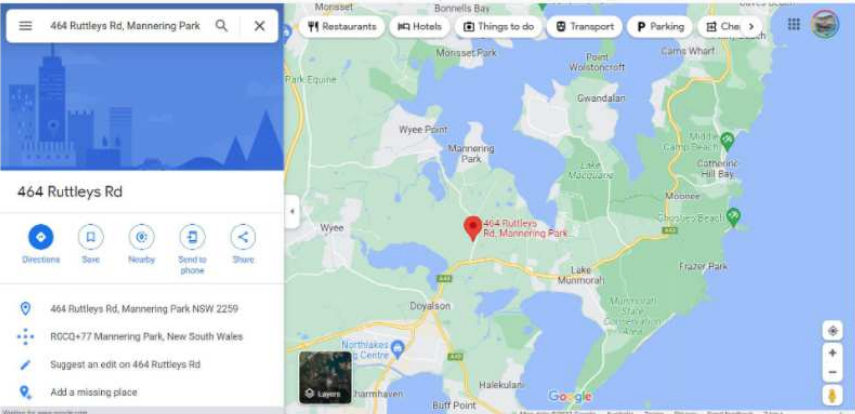
#### Detailed planning information

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)

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LOCATION MAP 01



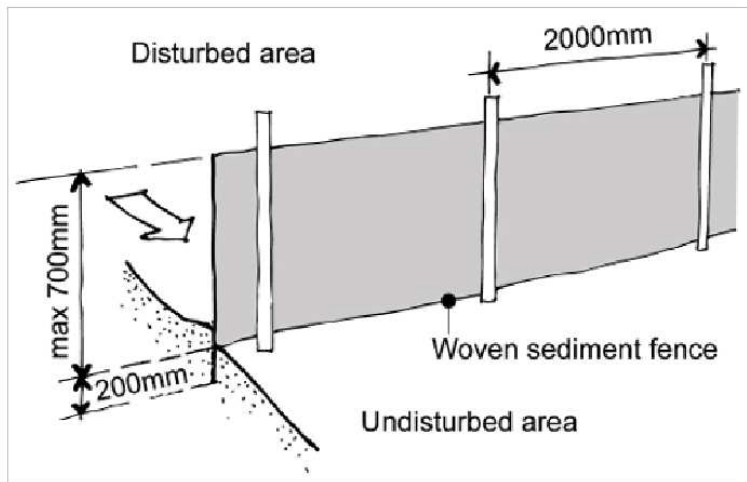
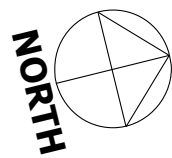
LOCATION MAP 02

BASIX OR ENERGY CERTIFICATE

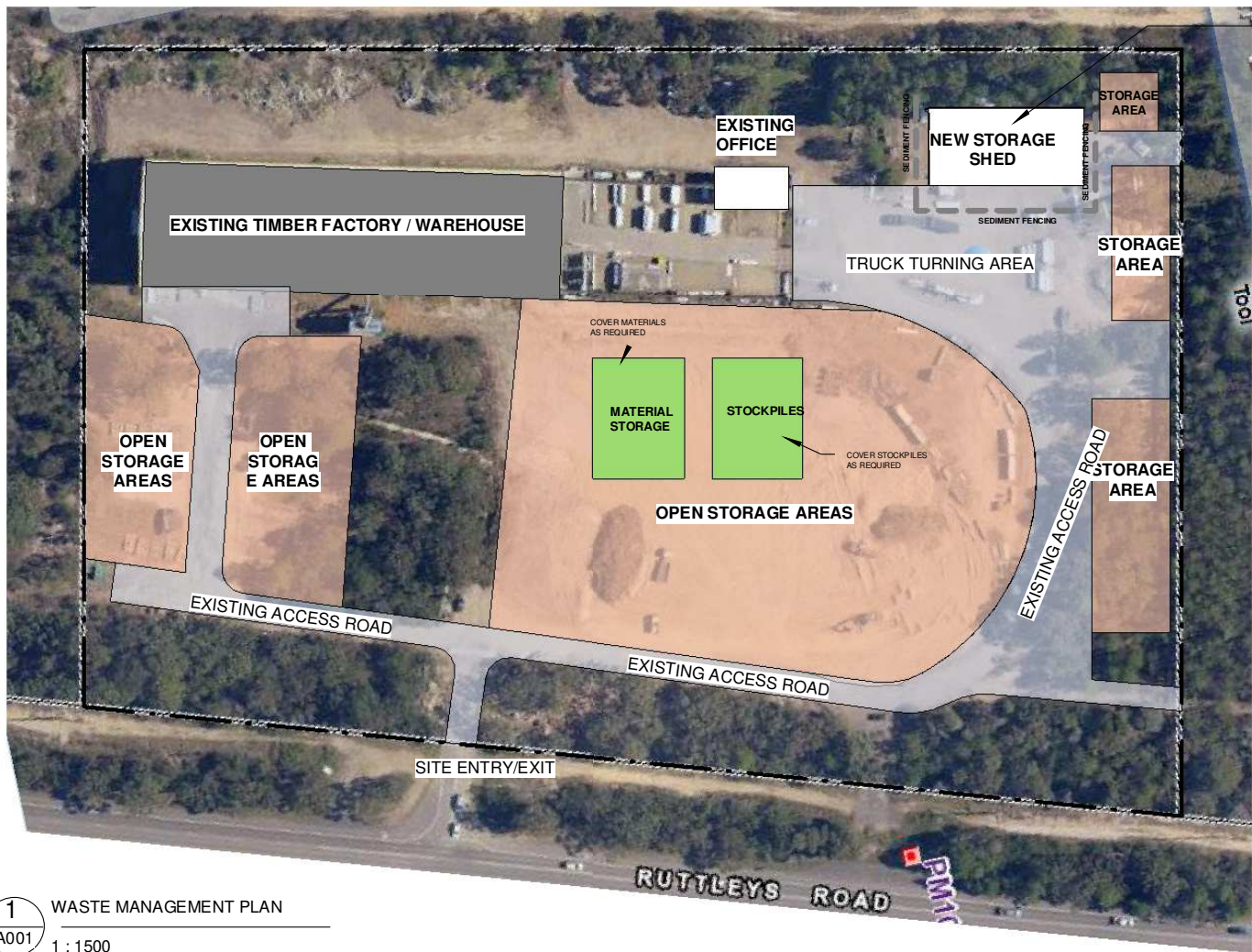
PLANNING CERTIFICATE

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COVERPAGE	<div>PLAYDESIGN STUDIO</div> <div>LETS GET STARTED!!</div> <div>PHONE: 1300 411 030</div> <div>DESIGNING ACROSS NEW SOUTH WALES</div> <div>EMAIL: info@playdesignstudio.com.au</div> <div>WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES OR CONFLICTS ARE IDENTIFIED PTV LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div></div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A000	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE:	ISSUE: 5





EROSION AND SEDIMENT CONTROL FENCING

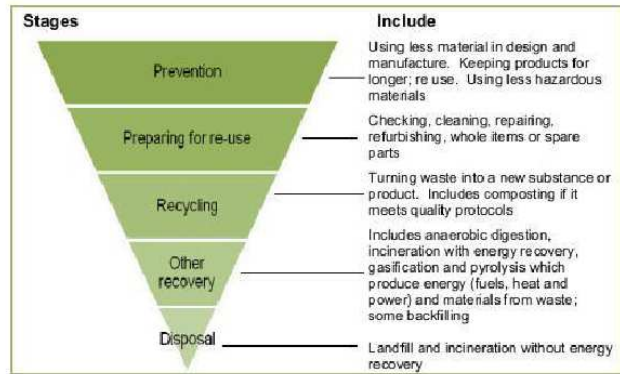


CUT LEVEL PAD  
FOR SLAB - SEDIMENT  
FENCING

-COVER ANY EXCESS  
SOIL OR SPREAD  
AND WATER

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



FOR CDC

1 WASTE MANAGEMENT PLAN			
A001 1 : 1500			
REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: EARTHWORKS/SEDIMENT CONTROL/WASTE MANAGEMENT
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A001
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023
		CHECKED: PLAY	SCALE: As indicated
			ISSUE: 5

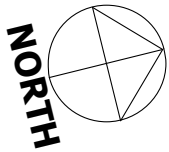
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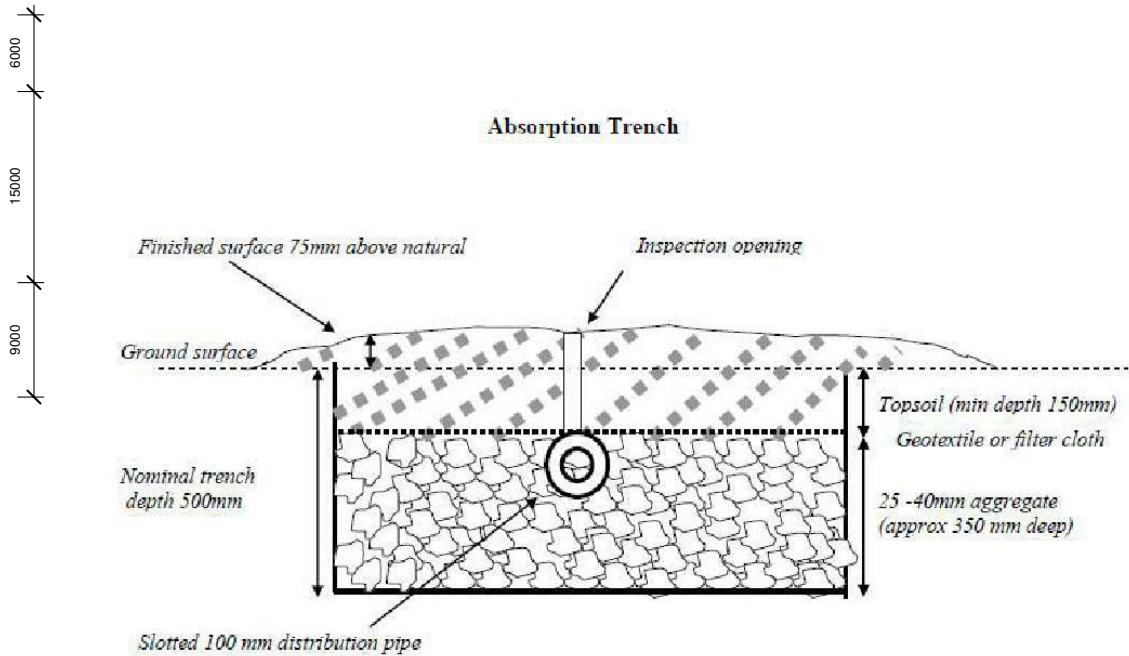
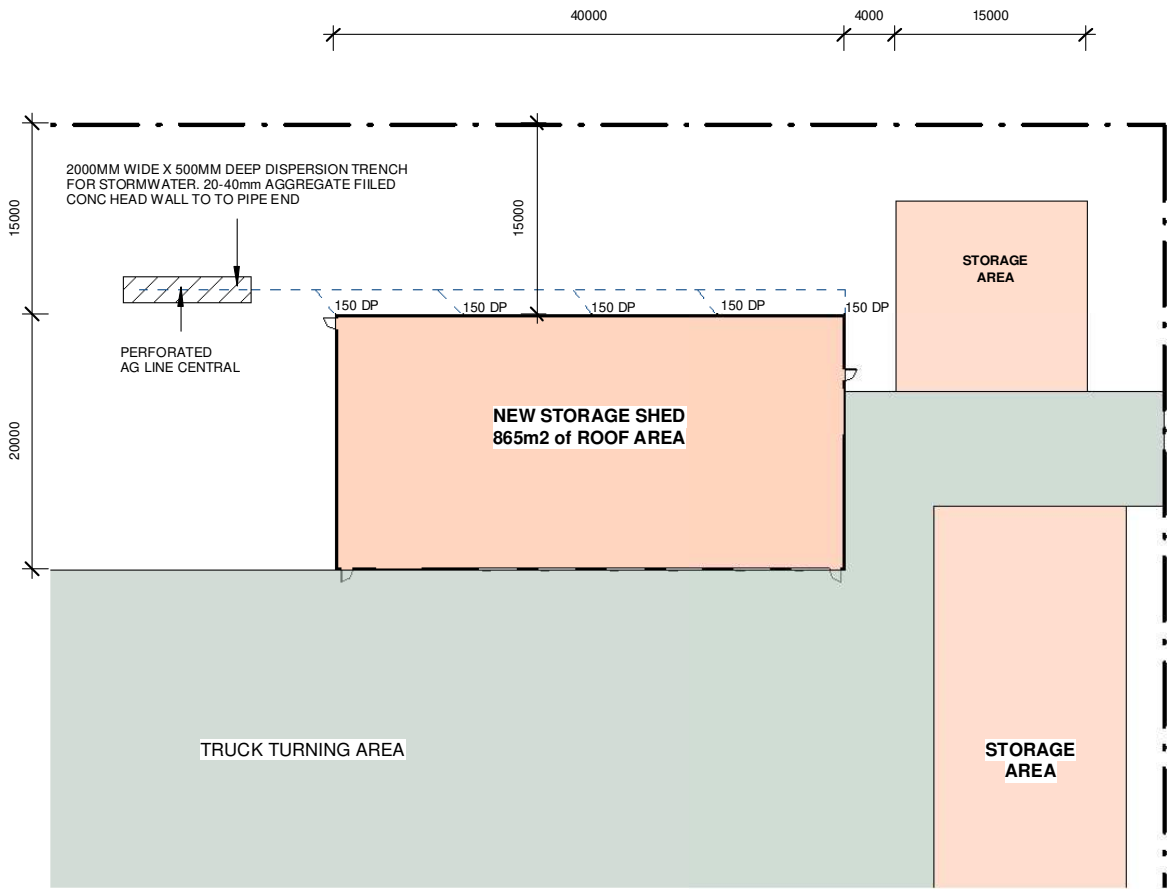


**WATER / STORMWATER LEGEND**

WATER REUSE LINE

100 PVC RAINWATER TANK OVERFLOW LINE (FOR A SINGLE RESIDENTIAL HOME) REFER TO STORMWATER ENGINEERS DETAILS FOR LARGER PROJECTSALL 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

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: STORMWATER PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A002
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023
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1 LANDSCAPE PLAN  
A003 1 : 1000

**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. 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 & TURPED AREAS.

**LANDSCAPE FALLS**

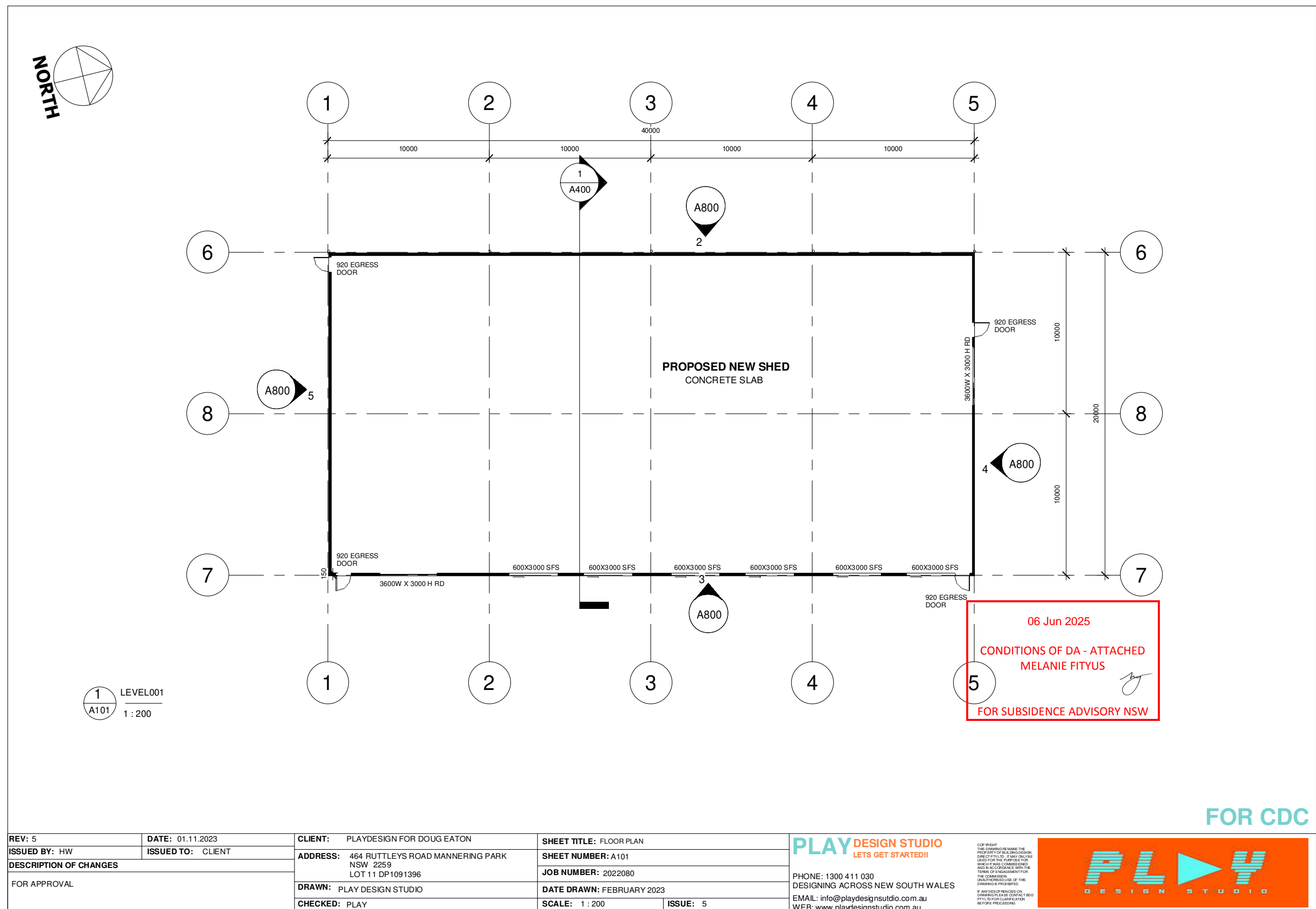
ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL. STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT

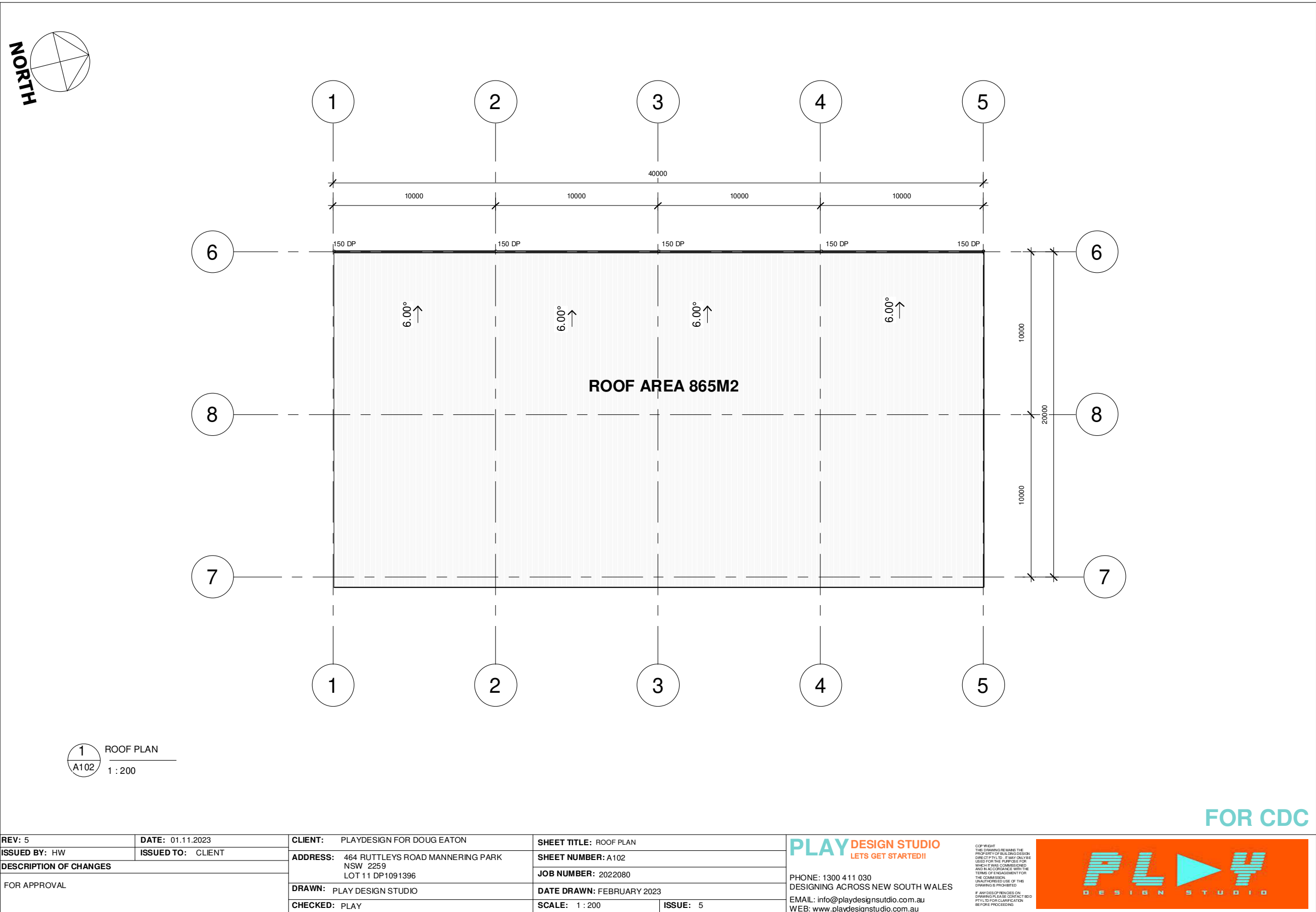
REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: LANDSCAPE PLAN	<div>PLAY DESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><div>COPYRIGHT THIS DRAWING 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 ON DRAWING PLANS, CONTACT RED PTV LTD FOR CLARIFICATION BEFORE PROCEEDING.</div><div>FOR CDC</div></div>
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

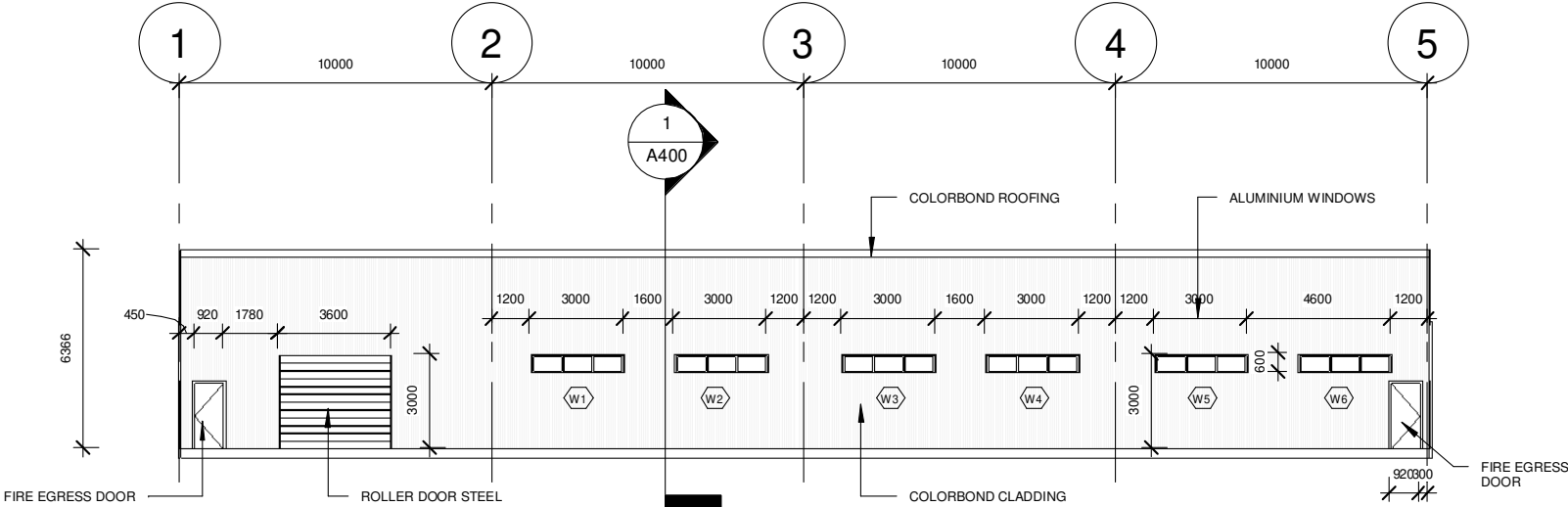




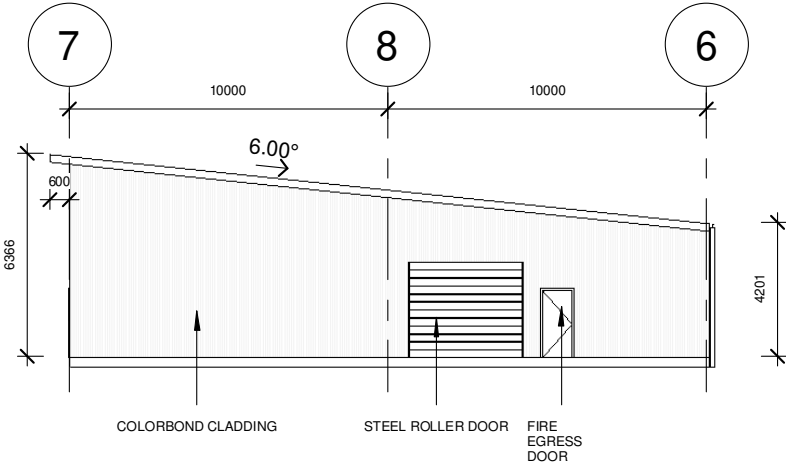




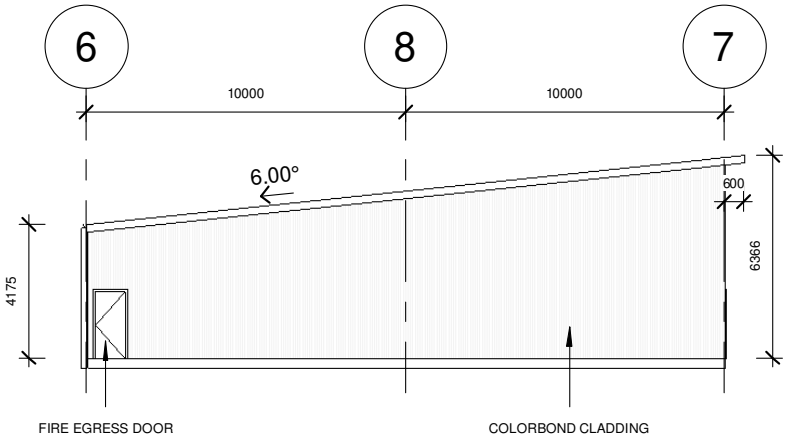




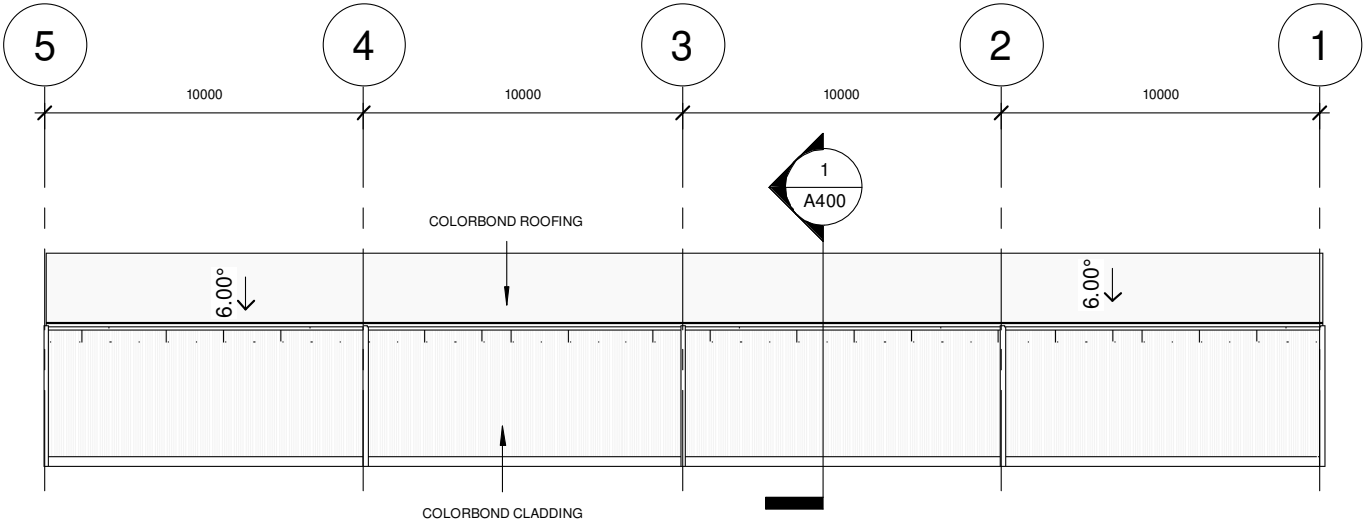
1 EAST ELEVATION  
A300  
1 : 200



2 NORTH ELEVATION  
A300  
1 : 200



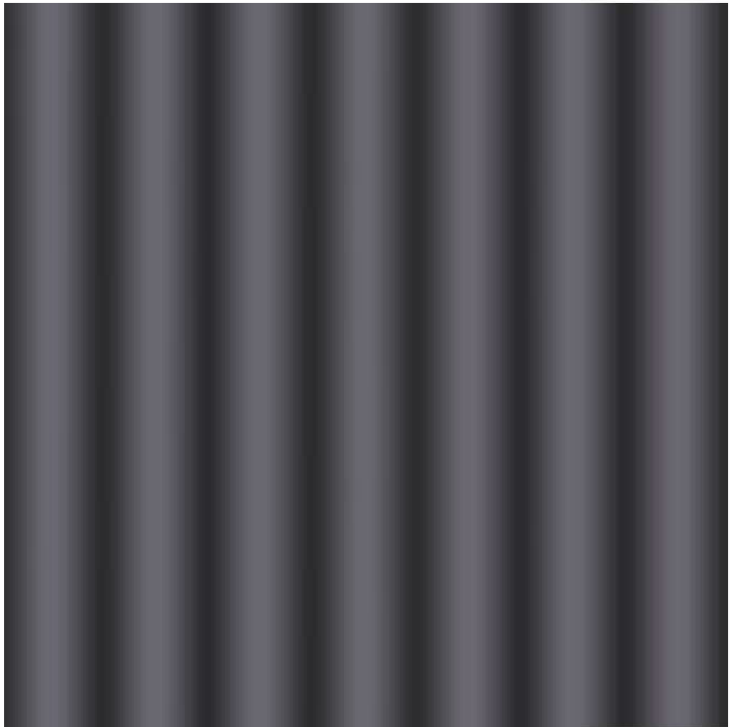
3 SOUTH ELEVATION  
A300  
1 : 200



4 WEST ELEVATION  
A300  
1 : 200

FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: ELEVATIONS	<div>PLAY DESIGN STUDIO</div> <div>LET'S GET STARTED!!</div> <div>PHONE: 1300 411 030</div> <div>DESIGNING ACROSS NEW SOUTH WALES</div> <div>EMAIL: info@playdesignstudio.com.au</div> <div>WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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 IDENTIFIED PLEASE CONTACT PLAYDESIGN STUDIO BEFORE PROCEEDING.</small></div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A300	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: 1 : 200	
			ISSUE: 5	



COLORBOND MONUMENT CLADDING VERTICAL



COLORBOND MONUMENT COLOUR



EXAMPLE OF A COLORBOND MOUMENT SHED COLOUR SCHEME

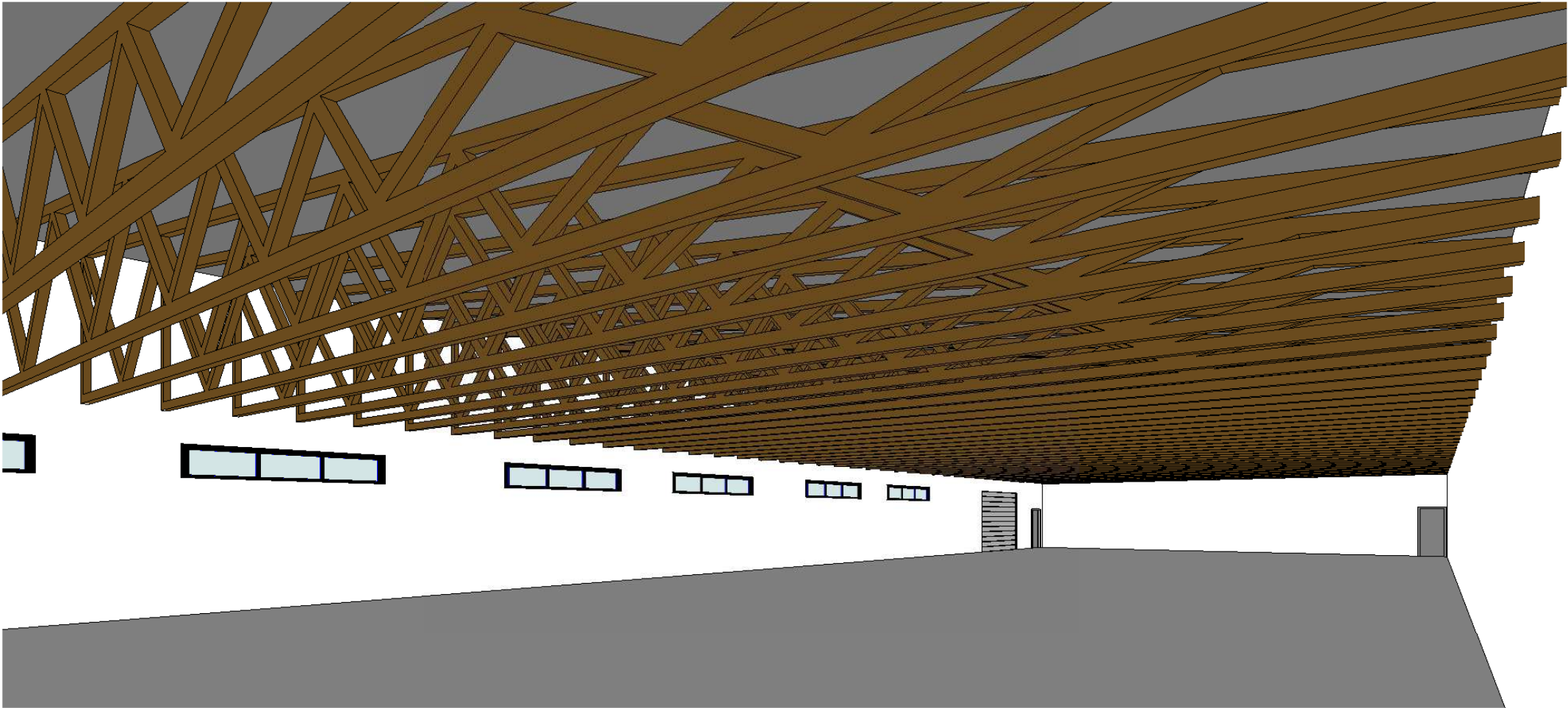


COLORBOND MONUMENT FASCIA AND GUTTERS

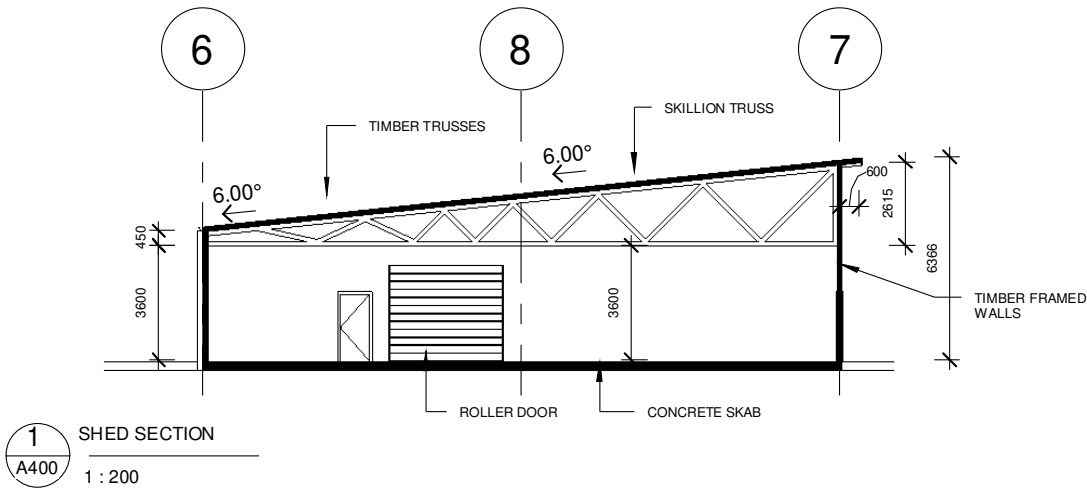
FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: COLOURS AND FINISHES	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT PLAYDESIGN FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>DESIGN STUDIO</div>
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DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: ISSUE: 5	





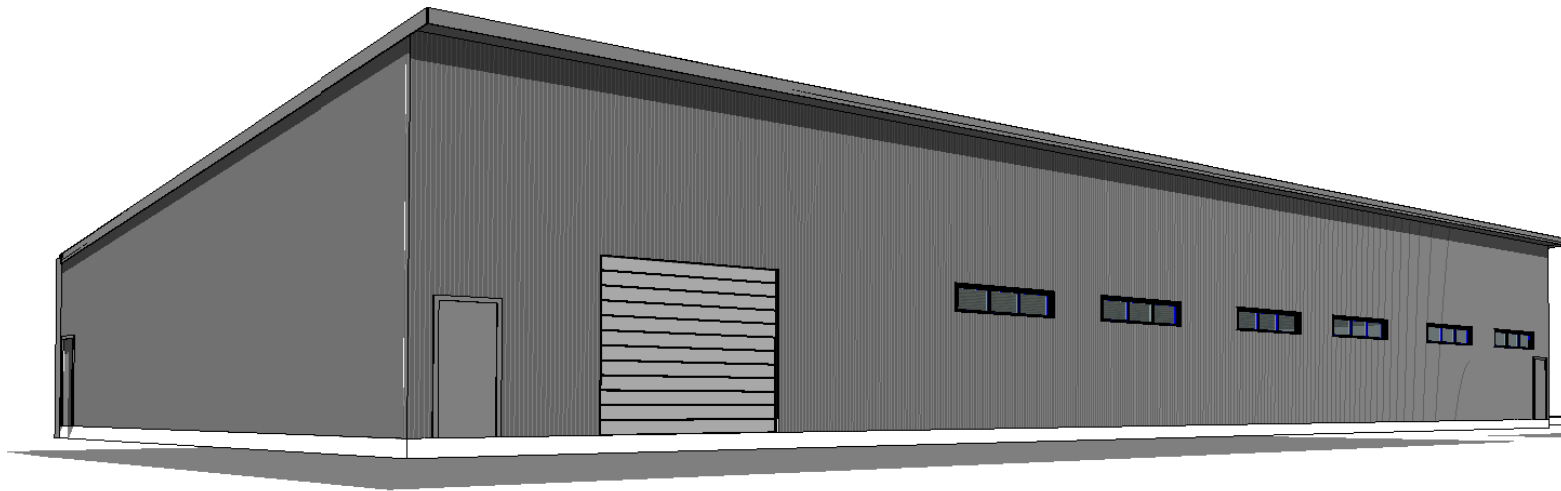
2 INTERNAL 3D  
A400



1 SHED SECTION  
A400  
1 : 200

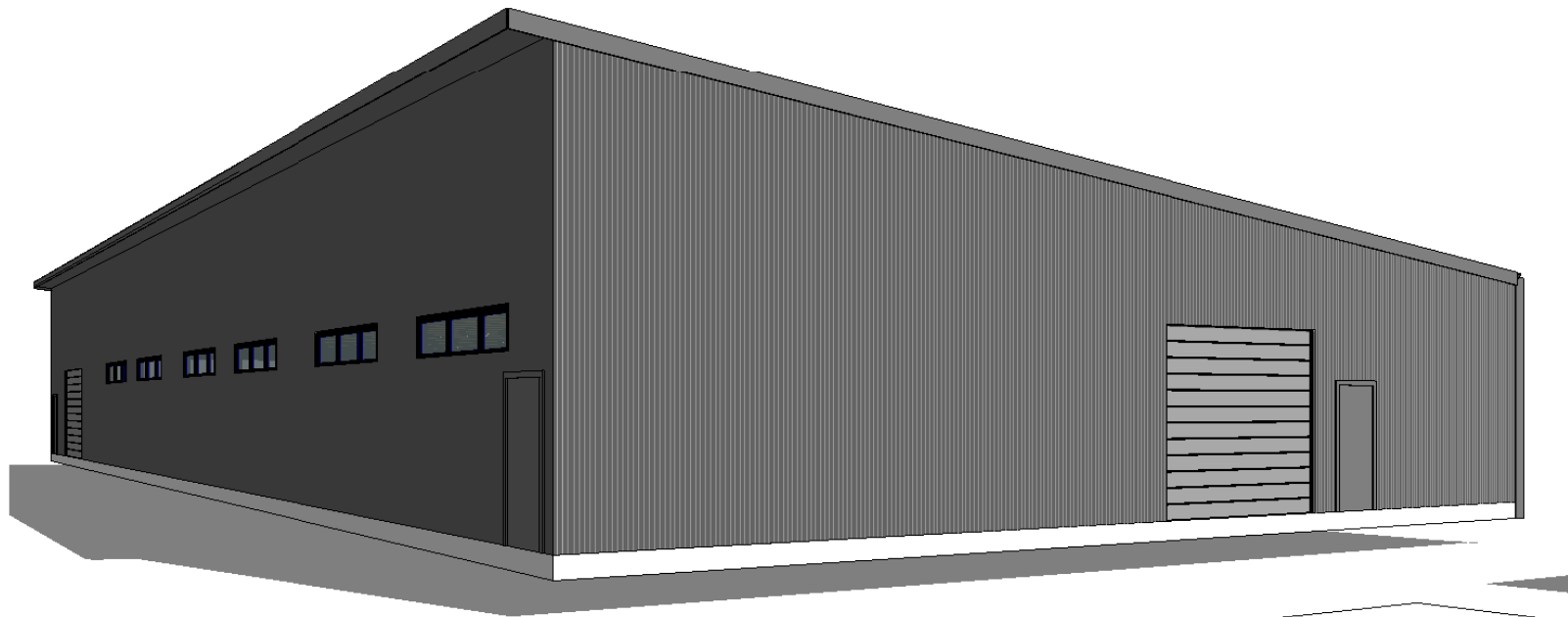
FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: SECTIONS	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT PLAYDESIGN STUDIO FOR CLARIFICATION BEFORE PROCEEDING.</small><div>PLAY DESIGN STUDIO</div></div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A400	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: 1 : 200      ISSUE: 5	



1  
A500

SHED VIEW 01



2  
A500

SHED VIEW 02

FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: 3DS	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT RED PTY LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>DESIGN STUDIO</div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A500	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: ISSUE: 5	





FOR CDC

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: MONTAGES	<div>PLAYDESIGN STUDIO LETS GET STARTED!!</div> <div>PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au</div> <div><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF PLAYDESIGN 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. UNAUTHORISED USE OF THE DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWINGS PLEASE CONTACT BDO PTY LTD FOR CLARIFICATION BEFORE PROCEEDING.</small></div> <div>DESIGN STUDIO</div>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A501	
DESCRIPTION OF CHANGES			JOB NUMBER: 2022080	
FOR APPROVAL		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: FEBRUARY 2023	
		CHECKED: PLAY	SCALE: ISSUE: 5	

WINDOW AND DOOR SCHEDULE												
WIN NO.	Window Location	WINDOW SIZE	Orientation	WINDOW AREA	GLAZING TYPE	Shading Type and Size	Shade height above window	Overshadowing	Frame Material	Frame Colour	Reveal Detailss	COMMENTS
W1	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W2	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W3	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W4	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W5	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		
W6	SHED MAIN AREA	600X3000 AWNING/FIXED	EAST	1.8	CLEAR	EAVE 600	3000	NO	ALUMINIUM	BLACK		

REV: 5

ISSUED BY: HW

DESCRIPTION OF CHANGES

FOR APPROVAL

DATE: 01.11.2023

ISSUED TO: CLIENT

CLIENT: PLAYDESIGN FOR DOUG EATON

ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK  
NSW 2259  
LOT 11 DP1091396

DRAWN: PLAY DESIGN STUDIO

CHECKED: PLAY

SHEET TITLE: WINDOW AND DOOR SCHEDULE

SHEET NUMBER: A700

JOB NUMBER: 2022080

DATE DRAWN: FEBRUARY 2023

SCALE: 

ISSUE: 5

PLAYDESIGN STUDIO  
LETS GET STARTED!!

PHONE: 1300 411 030  
DESIGNING ACROSS NEW SOUTH WALES  
EMAIL: info@playdesignstudtio.com.au  
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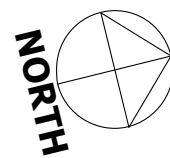
FOR CDC

PLAY

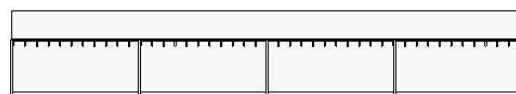
DESIGN  
STUDIO

- 109 -

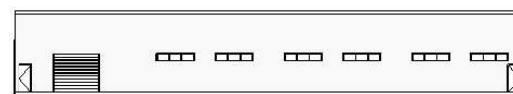




1 NOTIFICATION PLAN  
A800 1:2000



2 WEST ELEVATION Copy 1  
A800  
1 : 500



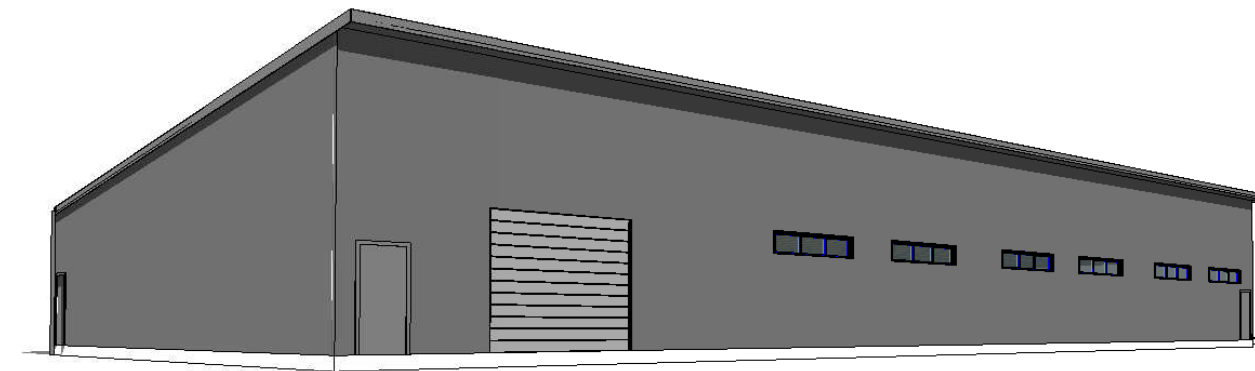
3 EAST ELEVATION Copy 1  
A800  
1 : 500



4 NORTH ELEVATION Copy 1  
A800  
1 : 500



5 SOUTH ELEVATION Copy 1  
A800  
1 : 500



6 SHED VIEW

REV: 5	DATE: 01.11.2023	CLIENT: PLAYDESIGN FOR DOUG EATON	SHEET TITLE: NOTIFICATION PLAN	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 464 RUTTLEYS ROAD MANNERING PARK NSW 2259 LOT 11 DP1091396	SHEET NUMBER: A800	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 2022080	
			DATE DRAWN: FEBRUARY 2023	
			SCALE: As indicated	ISSUE: 5
FOR APPROVAL		CHECKED: PLAY		

**PLAY** DESIGN STUDIO  
LETS GET STARTED!!

PHONE: 1300 411 030  
DESIGNING ACROSS NEW SOUTH WALES

EMAIL: [info@playdesignsstudio.com.au](mailto:info@playdesignsstudio.com.au)  
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FOR CLARIFICATION  
BEFORE PROCEEDING



## Subsidence Advisory



FN91-00147W0  
Our Ref: TBA25-01743  
6 June 2025

Central Coast Council  
Attn: NSW PLANNING PORTAL  
Via NSW Planning Portal

---

Lot/DP: DP/11//1091396  
Address: 464 RUTTLEYS ROAD MANNERING PARK  
DA: DA/71/2024

Dear NSW PLANNING PORTAL,

### General Terms of Approval

I refer to the integrated development application detailed above, referred on 28 May 2025.

The application has been assessed and approval is granted under these General Terms of Approval (GTAs) for the proposed development, subject to the conditions detailed under Schedule 1. The plans stamped with conditional approval are attached (**Tab A**).

These GTAs are issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the development of land.

These GTAs only apply to the development described in the plans and associated documentation relating to DA/71/2024 on the referred date.

If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified in order to determine whether any variations to these GTAs are required.

To satisfy the conditions of approval please submit documentation confirming the conditions under Schedule 1 have been met via email to [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au), quoting reference number **TBA25-01743**.

Should you have any questions regarding the attached general terms of approval, please contact me on (02) 4908 4300 or at [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au).

Kind Regards,

A handwritten signature in black ink, appearing to read "Mel Fityus".

**Melanie Fityus**  
Senior Risk Engineer

## SCHEDULE 1

### CONDITIONS OF APPROVAL

Application No:	TBA25-01743
DA:	DA/71/2024
Applicant:	NSW PLANNING PORTAL
Lot and DP:	DP/11/1091396
Site Address:	464 RUTTLEYS ROAD MANNERING PARK
Mine Subsidence District:	SWANSEA NORTH ENTRANCE
Proposal:	INDUSTRIAL SHED
Date:	6 June 2025

#### GENERAL

##### Plans, Standards and Guidelines

1.	These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to <b>DA/71/2024</b> and provided to Subsidence Advisory NSW. Any amendments or subsequent modifications to the development renders these GTAs invalid.
2.	This approval expires 5 years after the date the approval was granted if building, engineering or construction work relating to the application has not physically commenced on the land.

#### POST CONSTRUCTION

3.	<b>Certification of Works</b> Upon completion of construction, submit certification from a qualified builder or certifier that confirms construction is in accordance with the plans approved by Subsidence Advisory.
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