Central Coast Council

# Local Environmental Plan (LEP) Amendment Request Form



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259
Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250
P 1300 463 954 I E ask@centralcoast.nsw.gov.au I W centralcoast.nsw.gov.au I ABN 73 149 644 003

# Local Environmental Plan (LEP) Amendment Request Form

## PRIVACY NOTIFICATION

The information provided in this form and supporting documentation, is required to enable it to be assessed by Council and relevant State agencies. Members of the public may request access and to the application and supporting documentation in accordance with the *Government Information (Public Access) Act 2009*. Persons identified on the application may apply to Council to access or amend the information at any time.

## 1 PROPONENT DETAILS

| | | | |
|---|---|---|---|
| Company | Ulawatu Properties Pty Ltd, Malachite Holdings Pty Ltd and JR Stevens Nominees Pty Limited C/- ADW Johnson | | |
| Name(s) | Chris Smith | | |
| Postal Address | Po Box 3717 Tuggerah NSW 2259<br>5 Pioneer Avenue Tuggerah NSW 2259 | | |
| Phone | (02) 43054300 | Facsimile | |
| Mobile | 0423 747 099 | Email | chriss@adwjohnson.com.au |
| Is the Proponent of this request an employee/councillor of the Central Coast Council or have a relationship to any staff, which may potentially present a conflict of interest? | | ☐ Yes | ☑ No |
| If yes, please state name(s) of the person who is an employee/councillor with whom there is a relationship | | | |
| Please state the nature of the relationship with that person (e.g. family member, friend, business partner) | | | |
| If the request is lodged on behalf of a company, are the shareholders/position holders or persons with a pecuniary interest in the company an employee/councillor of the Central Coast Council or have a relationship to any staff, which may potentially present a conflict of interest? | | ☐ Yes | ☑ No |
| If yes, please state name(s) of the person who is an employee/councillor with whom there is a relationship | | | |
| Please state the nature of the relationship with that person (e.g. family member, friend, business partner) | | | |

## 2 SUBJECT LAND & OWNER DETAILS (Must be completed)

| | | | | | |
|---|---|---|---|---|---|
| Lot | 122 & 4 | Section | | DP / SP | 1218619 & 660988 |
| Land Area | | | | | |
| Street Address | 121 & 129 Newling Street Lisarow | | | | |
| Owner/s Name | Ulawatu Properties Pty Ltd, Malachite Holdings Pty Ltd and JR Stevens Nominees Pty Limited | | | | |
| Owner/s Consent (signature) OR details of consultation undertaken with Owner/s | | | | | |
| | | | | **Date:** | 26 / 6 / 2020 |

*Note: Please attach additional sheets for additional properties if required*

## 3 DESCRIPTION OF PROPOSED AMENDMENT/CHANGES SOUGHT

**Existing Zoning / Provision**

B2 Local Centre
No minimum lot size

**Proposed Zoning / Provision**

Amend a portion of the site to R1 General Residential
Amend a portion of the site to 550m2 minimum lot size

## 4 ESTIMATED FUTURE DEVELOPMENT POTENTIAL

| $ | **Yield (Lots/Dwellings/Jobs):** 17 lots |
|---|---|

## 5 SUPPORTING DOCUMENTATION

| | | |
|---|---|---|
| ☑ | Lodgement Form *(this document)* | Mandatory |
| ☑ | Environmental Assessment in the format prescribed by *A Guide to Preparing Planning Proposals* prepared by the Department of Planning and Environment (August 2016) | Mandatory |
| ☐ | Phase 1 Contaminated Land Assessment | |
| ☑ | Economic Impact/Feasibility Assessment | |
| ☐ | Flooding and Stormwater Assessment | |
| ☐ | Flora and Fauna Assessment | |
| ☐ | Traffic & Transport Assessment | |
| ☑ | Bushfire Assessment | |
| ☐ | Servicing and Civil Infrastructure Assessment | |
| ☐ | Aboriginal/European Cultural Heritage Assessment | |
| ☐ | Social Impact Assessment | |
| ☐ | Visual and/or Acoustic Impact Assessment | |
| ☐ | Geotechnical Assessment | |

*Note: The above list is not exhaustive - refer to Council's Planning Proposal Documentation Requirements for further information. Council may request additional studies to be undertaken (at your expense) in order to further assess the merits of the request.*

## OFFICE USE ONLY

| | | | |
|---|---|---|---|
| ☐ | Phase 1 Fees Paid | File Number Allocated: / / | Customer Service Officer: |



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## 6 POLITICAL DONATION AND GIFT DISCLOSURE

In making a request to amend Gosford LEP 2014 or Wyong LEP 2013, any person with a financial interest in the application (including owners, applicants or other interested party/ies), must disclose any political donations or gifts at the time the request is lodged with Council. The period of disclosure commences 2 years before the application is made and ends when the application is determined.

Political donations and gifts include:

a. all reportable political donations made to any local councillor of that council (*being those of or above $1,000);* and/or

b. all gifts made to any local councillor or employee of that council (*being a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration)*

Is a political donation and gift disclosure statement required?

☐ Yes (*Please complete a Political Disclosure Form and attach to this lodgement form)*

☑ No

## 7 PROPONENT'S DECLARATION

In lodging this request to amend Gosford LEP 2014 or Wyong LEP 2013, and signing this declaration, I/We:

***a. Declare:***

i. That all the information provided in this lodgement form and any associated documentation is true and correct to the best of my/our knowledge.

***b. Acknowledge:***

i. Council has not made any representation or promise that the proposed amendment to Gosford LEP 2014 or Wyong LEP 2013, will continue to finality, or that it will exercise the statutory discretions that it has under the Environmental Planning and Assessment Act, 1979 in any manner;

ii. Council maintains a discretion to terminate the request, and if it is terminated, that no damages, penalties or other costs are payable by the Council in respect of any costs incurred by the Proponent in relation to the request;

iii. Council may, at its absolute discretion, engage the services of Consultants, and authorise any Consultant to engage Sub-Consultants, to undertake any studies or preparation of any document relating to the request at my/our expense;

iv. Council is solely responsible for instructing and managing any Consultant that it engages;

v. Council will ensure that any Tax Invoice that it submits to the Proponent includes particulars of the work that has been undertaken by Council's employees, Consultants or Sub-Consultants and the component of that work that exceeds the work that Council is required to provide as a result of receipt of a relevant Fee;

vi. Council will not be compelled to undertake any work in the furtherance of the request until such time as the terms or outstanding fees of any written requirements or invoices have been settled or paid to Council's satisfaction.

***c. Agree:***

i. To grant a royalty free, non-exclusive licence or will obtain the grant of such a licence to the Council to copy, reproduce, republish, transcribe or distribute the documents lodged with this request to amend Gosford LEP 2014 or Wyong LEP 2013, for the purpose of notification and assessment of the request. As far as is permitted by law the applicant hereby indemnifies the Council against any damages or claim arising from the exercise of such a licence. Members of the public may request access and to the application and supporting documentation in accordance with the *Government Information (Public Access) Act 2009*.

ii. to pay any applicable fees (in accordance with the adopted Operational Plan and Planning Proposal Procedure which may or may not require payment of refundable (unutilised) fees in advance at Council's discretion) and to reimburse Council for those costs that relate to the assessment, reporting and implementation of amendments Gosford LEP 2014 or Wyong LEP 2013; not to contact any Consultant engaged or Sub-consultant approved by the Council to carry out any task associated with the request to amend Gosford LEP 2014 or Wyong LEP 2013.

| | | | |
|---|---|---|---|
| Signed: C.N. Smith *Proponent* | Chris Smith c/- AdW Johnson *Name* | 29 / 6 / 2020. *Date* |
| Signed: B. Sauer *Witness* | Brook Sauer 5 Pioneer Av Tuggerah NSW 2259 *Name & Address* | 29 / 6 / 2020 *Date* |

**ADW JOHNSON PTY LIMITED**
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Planning

Working Beyond Expectations

# Discussion Paper Informing the Preparation of a Planning Proposal for Rezoning

**Property:**
Proposed Lot 2 from the Consolidation and Subdivision of Lot 122 DP1218619 and Lot 4 DP 660988
121 and 129 Newling Street,
Lisarow

**Applicant:**
Ulawatu Properties Pty Ltd, Malachite Holdings Pty Ltd and JR Steven Nominees Pty Limited

**Date:**
June 2020

# Document Control Sheet

| Issue No. | Amendment | Date | Prepared By | Checked By |
|---|---|---|---|---|
| A | Draft | 3/6/2020 | BSA | CS |
| B | Final | 29/6/2020 | BSA | BSA |
| | | | | |
| | | | | |

Limitations Statement

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

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

This document is solely for the use of the authorised recipient. It is not to be used or copied (either in whole or in part) for any other purpose other than that for which it has been prepared. ADW Johnson accepts no responsibility to any third party who may use or rely on this document or the information contained herein.

The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

# Executive Summary

This discussion paper has been prepared by ADW Johnson in conjunction with and on behalf of Printban Pty Ltd ("the Proponent") to assist Central Coast Council ("Council") with the preparation of a planning proposal for the rezoning of Proposed Lot 2 in the consolidation and three (3) Lot Subdivision of 121 and 129 Newling Street, Lisarow ("the site").

The Proposal seeks to:

- Rezone Proposed Lot 2, from *B2 Local Centre* to *R1 General Residential*;
- Provide a minimum lot size provision of 550m$^2$ to permit a limited number of residential allotments;

The above proposal would result in approximately 11,710m$^2$ of *R1 General Residential* zoned land. A concept subdivision plan for 17 residential allotments upon proposed Lot 2 is provided within **Appendix 1**, demonstrating the sites potential for residential development.

This Planning Proposal seeks to affect the Goals and Actions of the NSW Government, as identified in the Central Coast Regional Plan – in particular the provision of an additional 41,500 more dwellings by 2036.

The following report seeks to demonstrate that there is limited potential for additional retail floor space upon the site both now and in the future at the B2 Local Centre zoned land at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site. The site however has a range of excellent traits that lend it to a high quality and successful residential development.

On this basis, the support of both the Central Coast Council and the various Agencies of the NSW Government is requested.

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# 1.0 Introduction

## 1.1 SCOPE OF REPORT

This discussion paper has been prepared by ADW Johnson in conjunction with and on behalf of Printban Pty Ltd ("the Proponent") to assist Central Coast Council ("Council") with the preparation of a planning proposal for the rezoning of proposed lot 2 in the consolidation and three (3) lot subdivision of 121 and 129 Newling Street, Lisarow ("the site").

The site is currently zoned *B2 Local Centre* under the *Gosford Local Environmental Plan 2014* (LEP), however there is limited potential for additional retail floor space upon the site both now and in the future at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site. The site has a range of excellent traits that lend it to a high quality and successful residential development.

For these reasons, the intended effect behind the proposed rezoning is aimed towards accommodating residential development upon proposed lot 2, through a future Development Application ("DA").

This discussion paper has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979,* and DPIE's "*A Guide to Preparing Planning Proposals*", and also addresses the relevant Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").

It is requested that Council support the proposed rezoning and prepare a Planning Proposal to proceed to the DPIE's Gateway process.

## 1.2 SITE DETAILS

The subject site includes land currently referred to as lot 122 in deposited plan 1218619 and lot 4 in deposited plan 660988. The site is located on the northern side of Newling Street, Lisarow approximately 7km from Gosford and 800m from Lisarow Train Station.

Development Application 58001/2020 was recently lodged with Council for the consolidation and three (3) lot subdivision of 121 and 129 Newling Street, Lisarow – of which the subject land forms proposed lot 2. The subject site (proposed lot 2) has an area of 11,710m$^2$ and is generally clear of vegetation from previous disturbance/development of the area. The site is underutilised and one of the last few vacant parcels within the area.

The land is surrounded by:

- Commercial land (proposed lot 3) and multi-dwelling residential development to the north, with industrial development beyond the Pacific Highway;
- Lisarow High School to the east, with low density residential development beyond;
- Newling Street to the south, with low density residential development beyond;
- Commercial land (proposed lot 1) and Lisarow Plaza to the west.

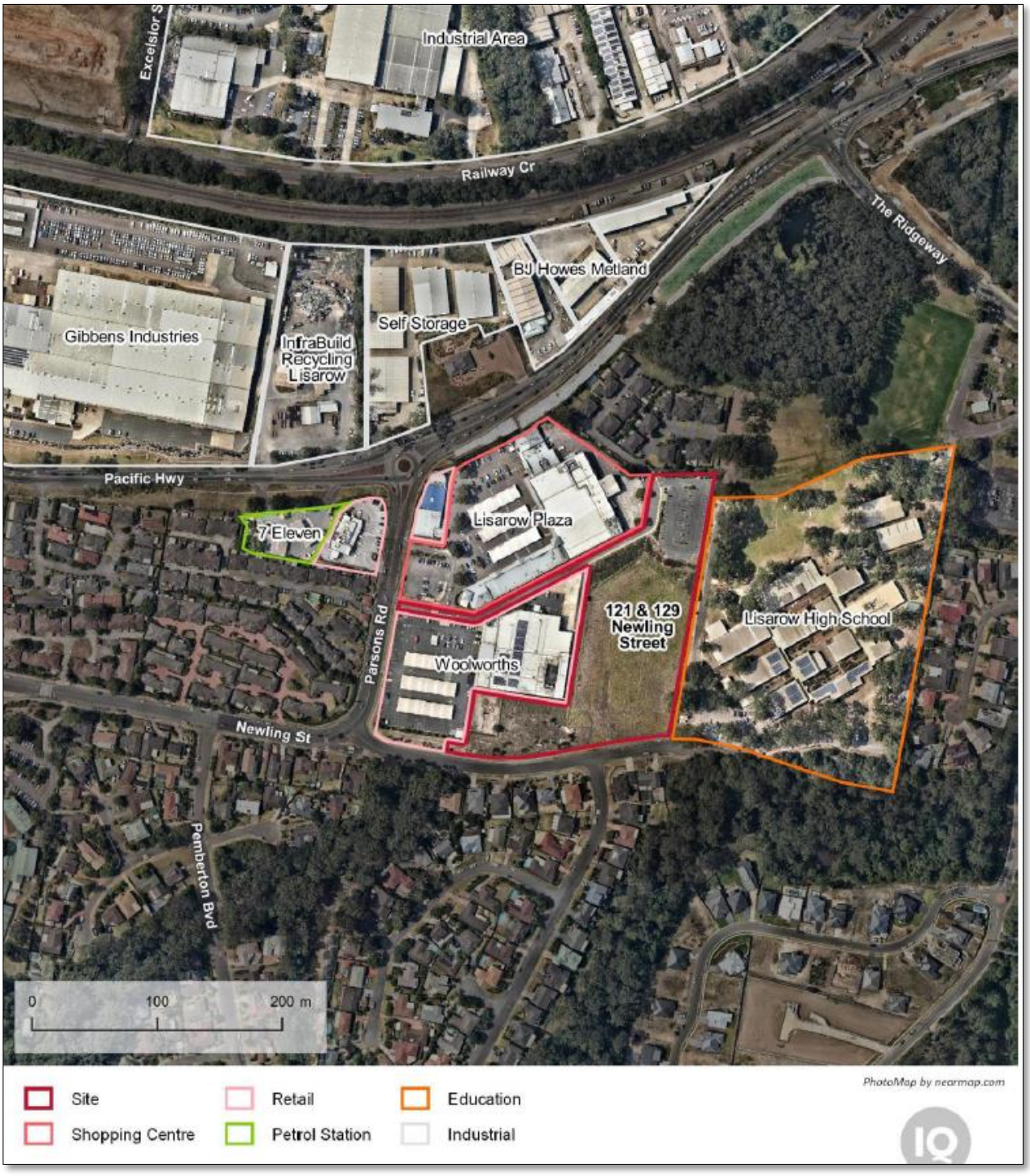



**Figure 1: Local Context (Source: Location IQ Land Assessment Report 2020)**

## 1.3 FUTURE PROPOSED DEVELOPMENT

The intention behind the Planning Proposal is to provide land suitable for residential development. A concept subdivision plan for 17 residential allotments upon proposed lot 2 is provided within **Appendix 1**, demonstrating the sites potential for such development.

The proposal has been designed so as to provide suitably sized residential allotments for the provision of future dwellings capable of compliance with Council's building controls (ie. setbacks, site coverage etc), and accounts for appropriate APZ's and BAL's.

## 1.4 PROPOSED LEP AMENDMENT

The subject site is currently zoned *B2 Local Centre* under the Gosford LEP 2014.

For the above development to occur, it is requested that proposed lot 2 (being 11,710m$^2$), be zoned *R1 General Residential.*

The conceptual allotment layout provides lots ranging in size from 550m$^2$ to 744m$^2$, with an average lot size of 594.7m$^2$.

In respect to minimum lot size mapping, it is proposed to apply a 550m$^2$ minimum lot size control, similar to surrounding *R1 General Residential* zoned land.

## 1.5 BACKGROUND

### Client History

The commercial precinct at Lisarow has been on the urban planning landscape since the early 1970s. Figure 2 below is an extract from the 1975 Gosford Wyong Structure Plan which notes Lisarow as a District Centre.

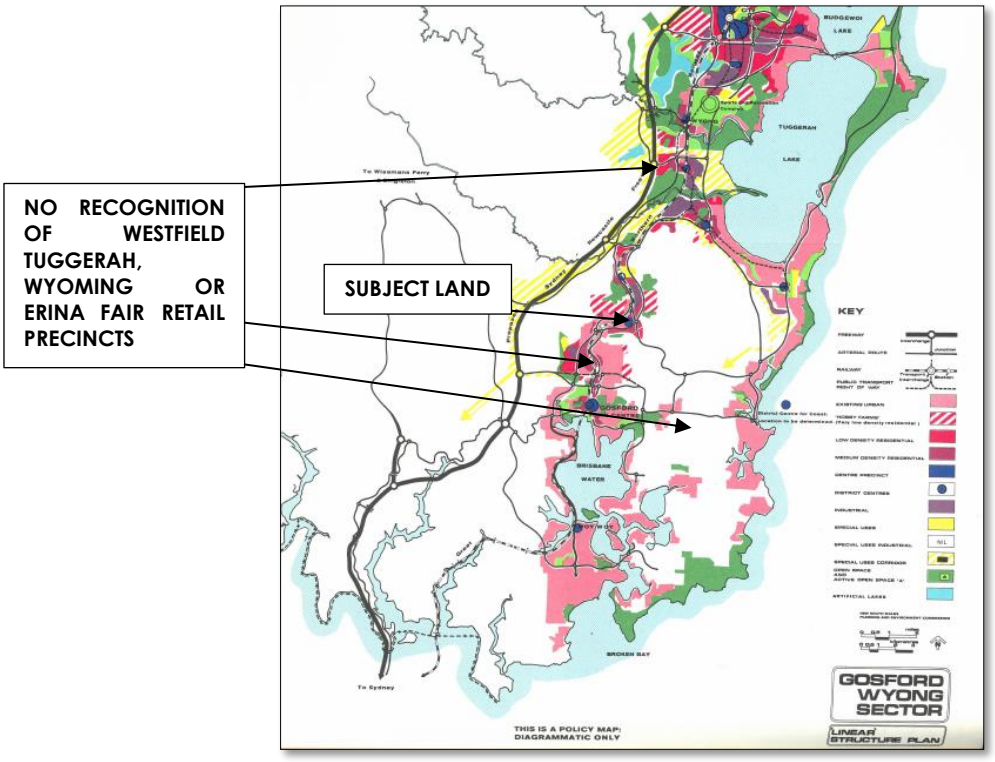



**Figure 2: Map 12 Linear Structure Plan, Gosford Wyong Structure Plan 1975**

During the late 1970s early 80s, national retail investors saw potential of a growing Central Coast which ultimately lead to the development of Erina Fair by Lend Lease, which opened in 1987, and then Westfield Tuggerah which opened in 1995.

It should be noted that Erina Fair, Westfield Tuggerah and even Wyoming Shopping Centre do not appear on the 1975 structure plan.

The proponent first acquired land in the Lisarow commercial precinct in 1985, with further acquisitions made in 1990.

Since acquisition, the proponent has either developed outright, joint ventured (including with other prominent Coast commercial developer, including the Stevens Group), or sold for specific development including adjacent medium density developments, supermarket(s), specialty shops, a medical centre, a service station and separate fast food establishment. Ongoing master planning and development design continues over undeveloped parts of the lower portion of the holding currently zoned B2 for further commercial/business uses. It is the opinion of an experienced proponent, supported by fellow industry developer(s) and separate retail assessment, that proposed lot 2 is surplus and disconnected to further retail/commercial needs in this locality.

## Location IQ Land Assessment

Location IQ were engaged to prepare a B2 Local Centre Zoned Land Assessment for the site, a copy of which is provided as **Appendix 6**.

Approximately 64,327m$^2$ of B2 zoned land is provided at Lisarow around the Pacific Highway, with the subject site representing around 21,053m$^2$ or 32.7% of the total B2 zoned land. Proposed lot 2 totals 11,710m$^2$ which equates to 18.2% of the B2 zoned land at Lisarow and only 0.6% of the B2 zoned land within the Central Coast LGA.

There is limited demand for additional retail floor space both now and in the future upon the B2 zoned land at Lisarow. Based on the limited potential for supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floor space as major tenants acting as the key customer generators and the specialty stores feeding off the customer flows generated by these majors.

The location of the subject site to the rear of the Lisarow Plaza and Woolworths development, and in an elevated position, means there would be limited opportunity for integration with the existing retail offer. The lack of main road exposure also limits the potential for a range of retail uses.

Based on a review of other B2 zoned land at Lisarow and across the Central Coast LGA, there are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site (proposed lot 2). The major types of uses most commonly found at other B2 Local centres across the Central Coast LGA are currently provided or proposed in the future for the remainder of the site. The subject site does not enjoy strong characteristics to support a range of B2 Local Centre uses.

In terms of the potential for proposed lot 2 to accommodate a future 17 lot residential subdivision, the following are considered excellent traits:

- The site lacks main road exposure, with Newling Street a dead-end road that allows access to Lisarow High School and thru traffic access to Pemberton Boulevard;
- The elevation of the site, with views to the north;
- The site is relatively flat and cleared, with limited vegetation;
- The site also has limited integration with surrounding facilities being located at the rear of Lisarow Plaza and the Lisarow Woolworths;
- Established residential is to the south;
- Lisarow High School is to the immediate east.

In summary, the assessment supports the change in the zoning of proposed lot 2, to allow for future residential subdivision.

## DA58001/2020 – Consolidation and Three (3) Lot Subdivision

DA58001/2020 was lodged 28th February 2020 for the consolidation of existing lots, lot 122 DP 1218619 and lot 4 DP 660988, and three (3) lot torrens title subdivision as shown within Figure 3 below. Proposed lot 2 is subject to this planning proposal and resulting future development application for a 17 lot residential subdivision.




**Figure 3: Proposed 3 Lot Subdivision under DA58001/2020, and future 17 Lot subdivision layout upon proposed Lot 2 (Source: ADW Plan Set)**

# 2.0 Characteristics of the Site and Locality

## 2.1 PROPERTY DESCRIPTION

The subject site (proposed lot 2) includes land currently referred to as lot 122 in deposited plan 1218619 and lot 4 in deposited plan 660988, which will be impacted by the proposed rezoning.

Lot 122 is owned by 'Ulawatu Properties Pty Ltd' and lot 4 is owned by 'Malachite Holdings Pty Ltd and JR Steven Nominees Pty Limited'.

Authority to lodge the subject rezoning from all properties owners accompanies the Wyong Local Environment Plan 2013 Amendment Request Form.

Copies of the deposited plans and certificates of title are located within **Appendix 2 and 3.**

## 2.2 SITE AND LOCAL CONTEXT

The subject site is located on the northern side of Newling Street, approximately 7km from Gosford Town Centre and 800m from Lisarow Train Station (see Figure 4).

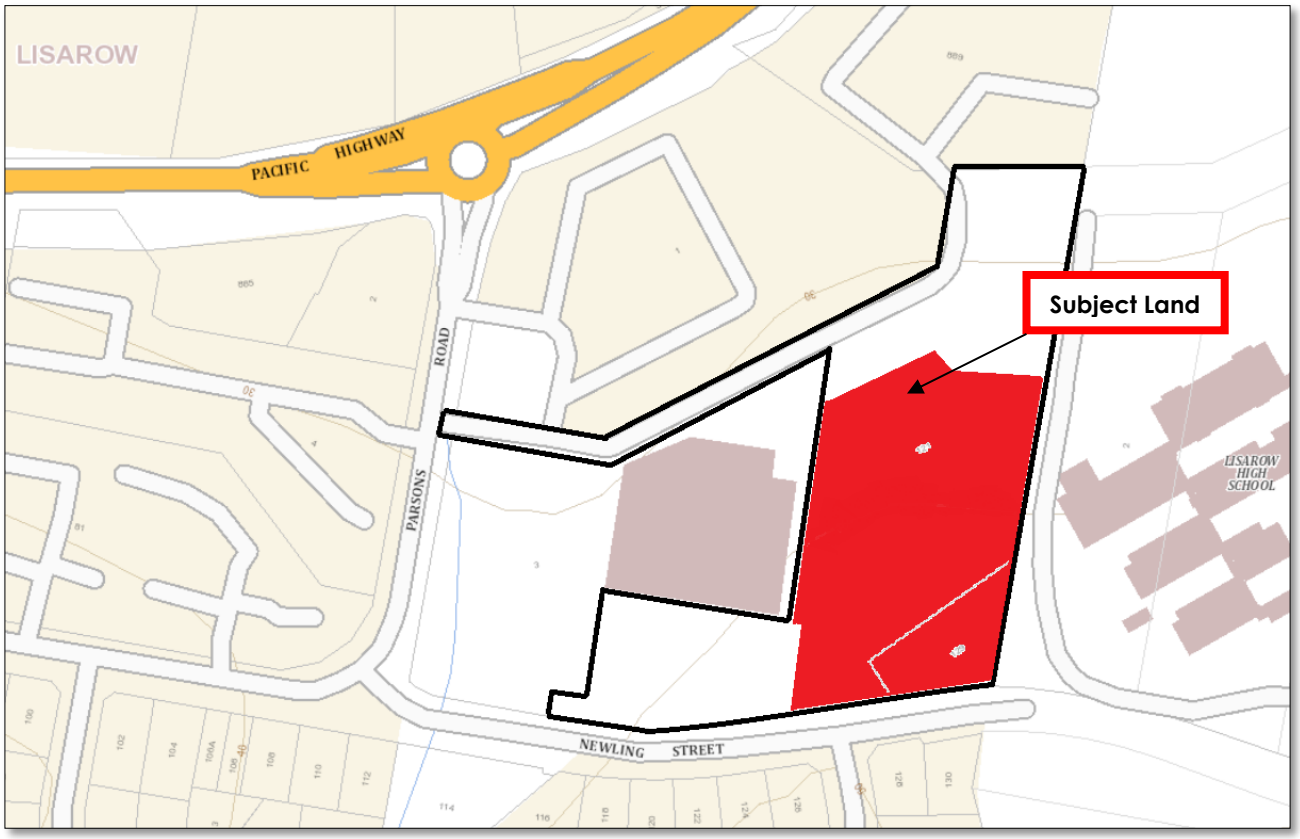



**Figure 4: Locality Plan (Source: Six Maps)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

The subject site is yet to be developed, currently existing as cleared underutilized land (refer to Figure 5).




**Figure 5: Aerial Photo (Source: Six Maps)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

Lisarow is generally known as a residential area, composed of medium-density housing, with a local centre, and with small rural properties on the fringes. Surrounding *R1 General Residential* zoned land to the west and north of the subject land; whilst subject to a minimum 550m$^2$ lot size control, have not been subdivided, having been retained as larger parcels for the development of multi-dwelling housing. Surrounding *R2 Low Density Residential* zoned land however, is generally consistent with the 550m$^2$ mapped minimum lot size.

The following table lists the range of existing services and recreation areas within close proximity to the site:

| **WITHIN 0.5-2 KMS** |
|---|
| Lisarow Plaza – Coles Supermarket |
| Lisarow Plaza – Woolworths Supermarket |
| Lisarow Plaza – Chemist Outlet |
| Lisarow High School |
| Lisarow Train Station |
| **WITHIN 3-5 KMS** |
| Ourimbah Lisarow RSL Club |
| Ourimbah Train Station |
| Ourimbah Surgery |

| |
|---|
| Renwick Dental |
| Wyoming Shopping Centre |
| Niagara Park Shops |
| **WITHIN 5-10 KMS** |
| Newcastle University Ourimbah Campus |
| Gosford Public and Private Hospitals |
| Gosford Train Station |
| Gosford High School |
| Gosford TAFE |
| Gosford CBD – including Woolworths Supermarket |
| Service NSW Gosford |
| Gosford Library and Kibble Park |
| Central Coast Stadium |
| Brisbane Water Foreshore |
| **LESS THAN 13KMS** |
| Tuggerah Westfield |
| Erina Fair Shopping Centre |

It is evident from the above, that the subject site is ideally positioned in terms of existing services. For this reason, it is considered prudent to take full advantage of these locational qualities through appropriate infill residential zoning.

## 2.3 PHYSICAL CHARACTERISTICS / CONSTRAINTS

### 2.3.1 Topography and Watercourses

The subject site falls towards the private road within the north of the site from approximately 48m AHD to approximately 30m AHD. It is noted however that proposed lot 2 is more gently sloping, with the land then falling steeply towards the private road, at the rear of proposed lot 2, within proposed lot 3 (see Photo 1 and 2).

The subject site does not contain any watercourses (refer to Figure 6).

The existing topographical features are not considered a constraint to future development identified in this proposal.

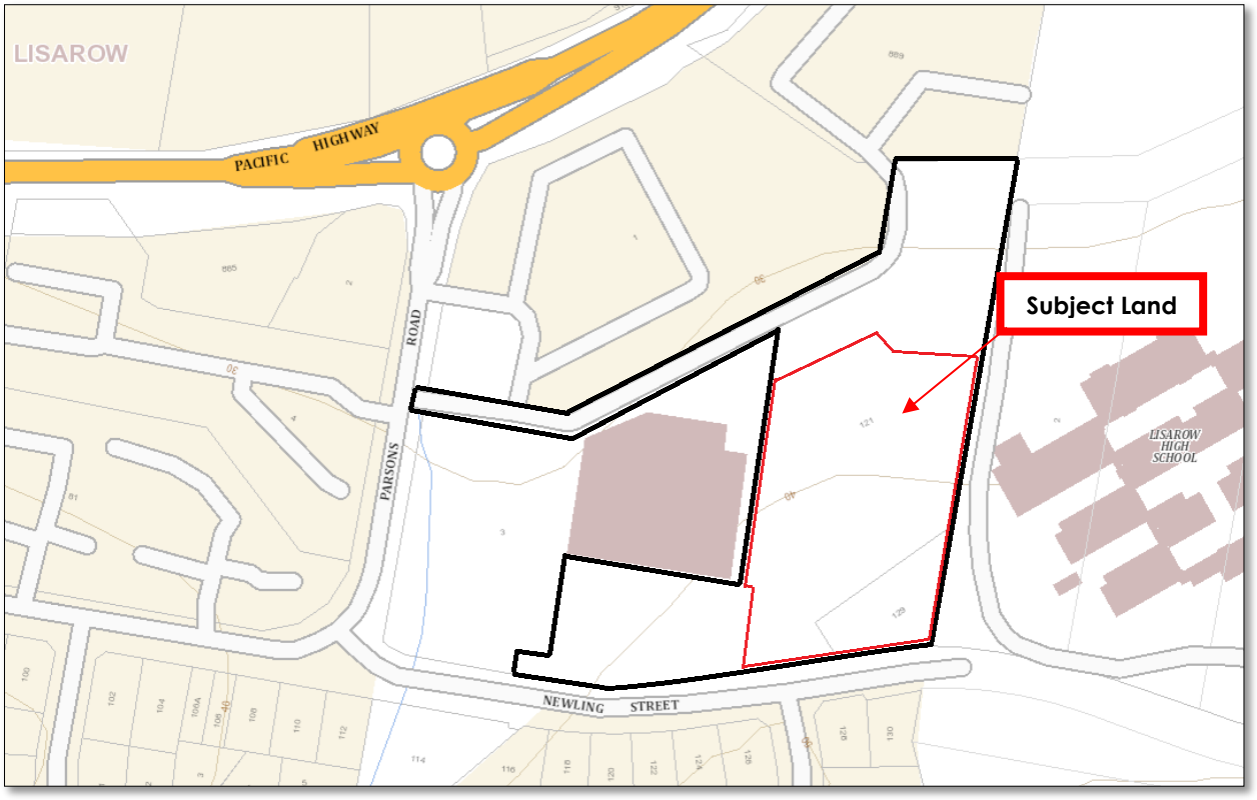



**Figure 6: Topographic Map (Source: Six Maps)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**



**Photo 1: View from Newling Street looking north-east across the site.**



**Photo 2 : View from the private access road looking south-east towards the site.**

### 2.3.2 Flooding and Drainage

The subject site is not identified as flood prone land on Council's mapping (refer to Figure 7 and 8).

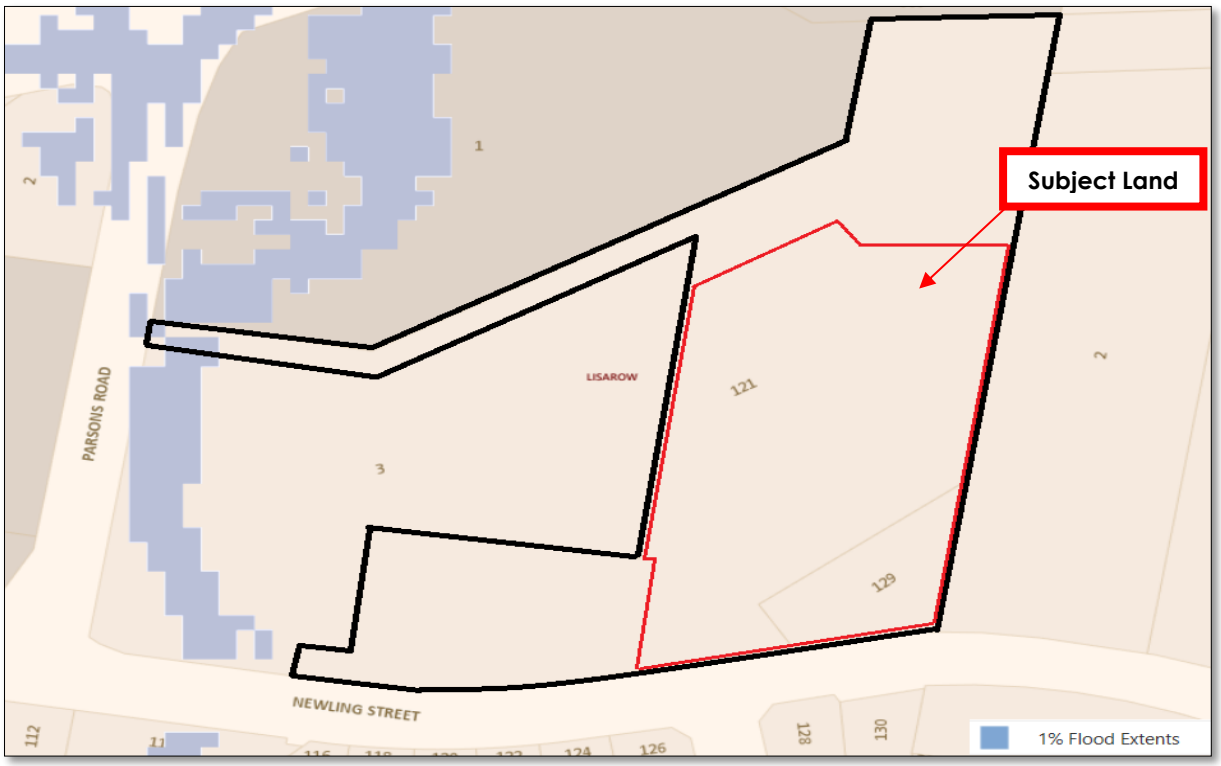



**Figure 7: Flood Prone Land Map (Source: Council Constraints Mapping)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

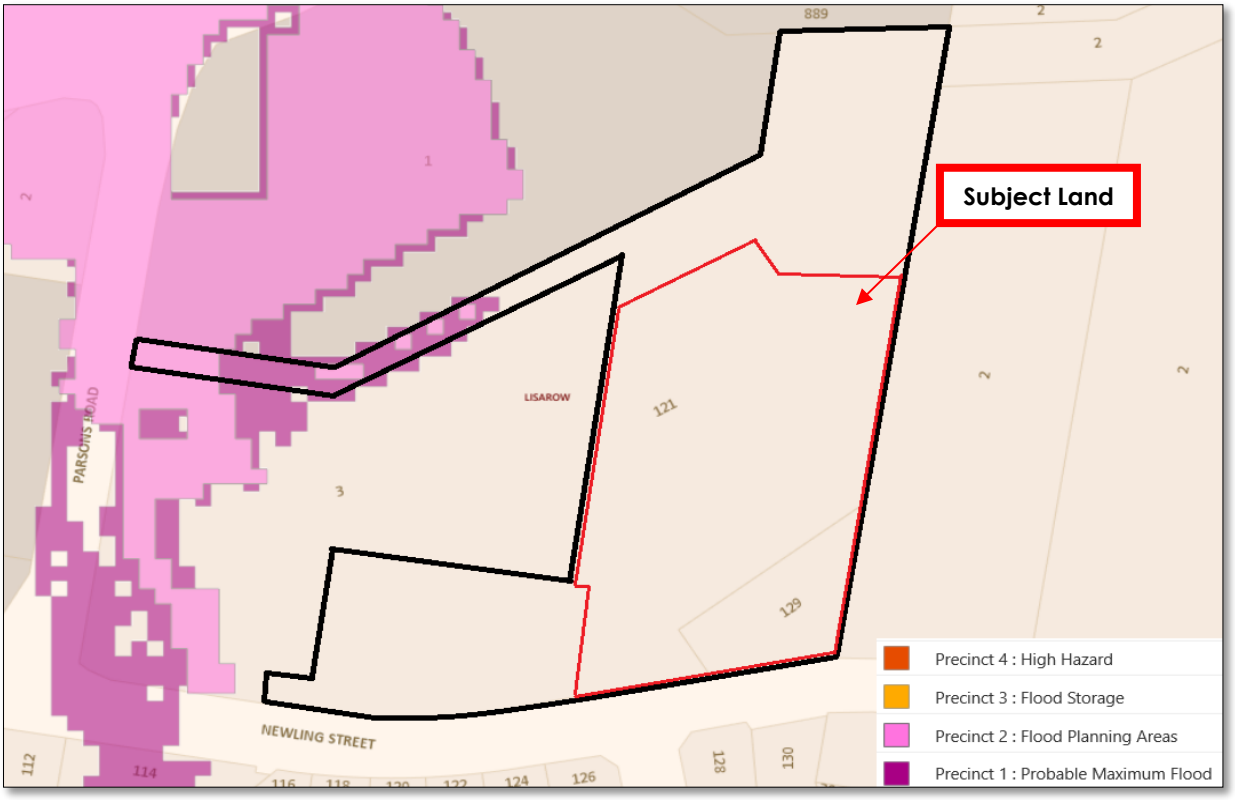



**Figure 8: Flood Precincts Map (Source: Council Constraints Mapping)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

### 2.3.3 Soils

Contamination

The proponent is not aware of any previous contamination related investigations undertaken over the site and the subject land has never been used for any purpose whereby contamination issues would be likely. With this in mind, an initial evaluation of the site has identified that the land is unlikely to be contaminated and as such, will be appropriate for future residential subdivision.

Acid Sulfate Soils

The subject site is identified as containing Class 5 acid sulphate soils (refer to Figure 9). As no extensive excavation works are anticipated at this stage, these are not expected to impede the future development of the site.

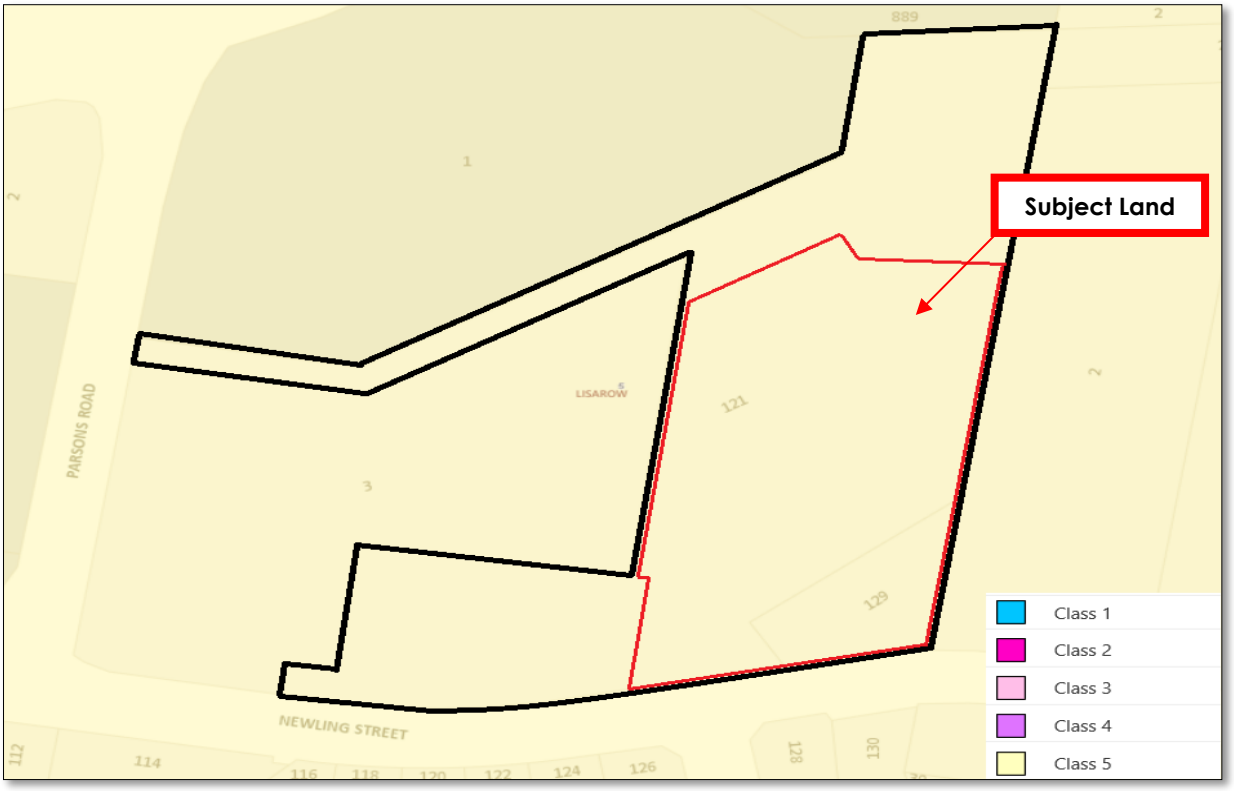



**Figure 9: Acid Sulfate Soils Map (Source: Council Constraints Mapping)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

### 2.3.4 Flora and Fauna

The subject site is not identified as containing Endangered Ecological Communities on Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed' (refer to Figure 10 and Photo 3).

Despite this; as shown within Figure 4, the site is generally clear of vegetation from previous disturbance/development of the area.

Flora and Fauna are not considered a constraint to future development identified in this proposal.

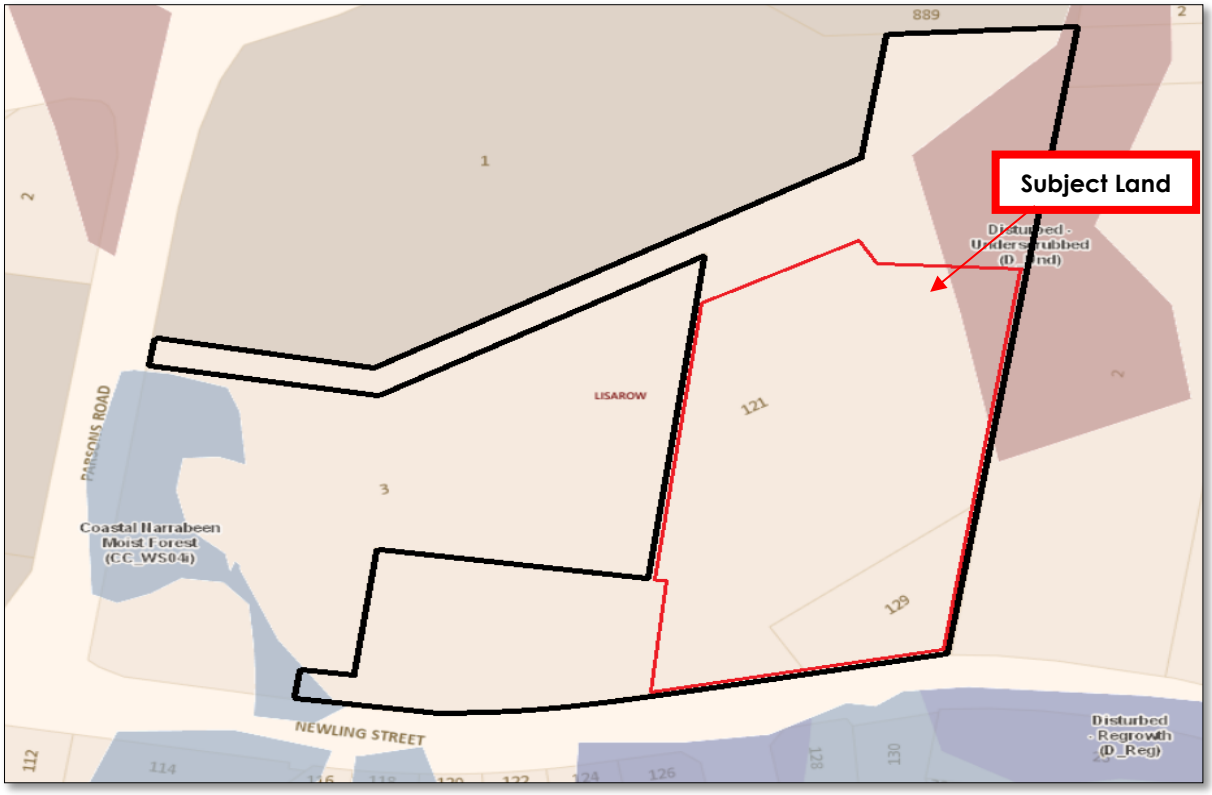



**Figure 10: Vegetation Map (Source: Council Constraints Mapping)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**



**Photo 3: View from Newling Street looking north-east across the subject site.**

### 2.3.5 Bushfire

The subject site is classified as "bushfire prone" land under the bushfire maps adopted by Council (refer to Figure 11).

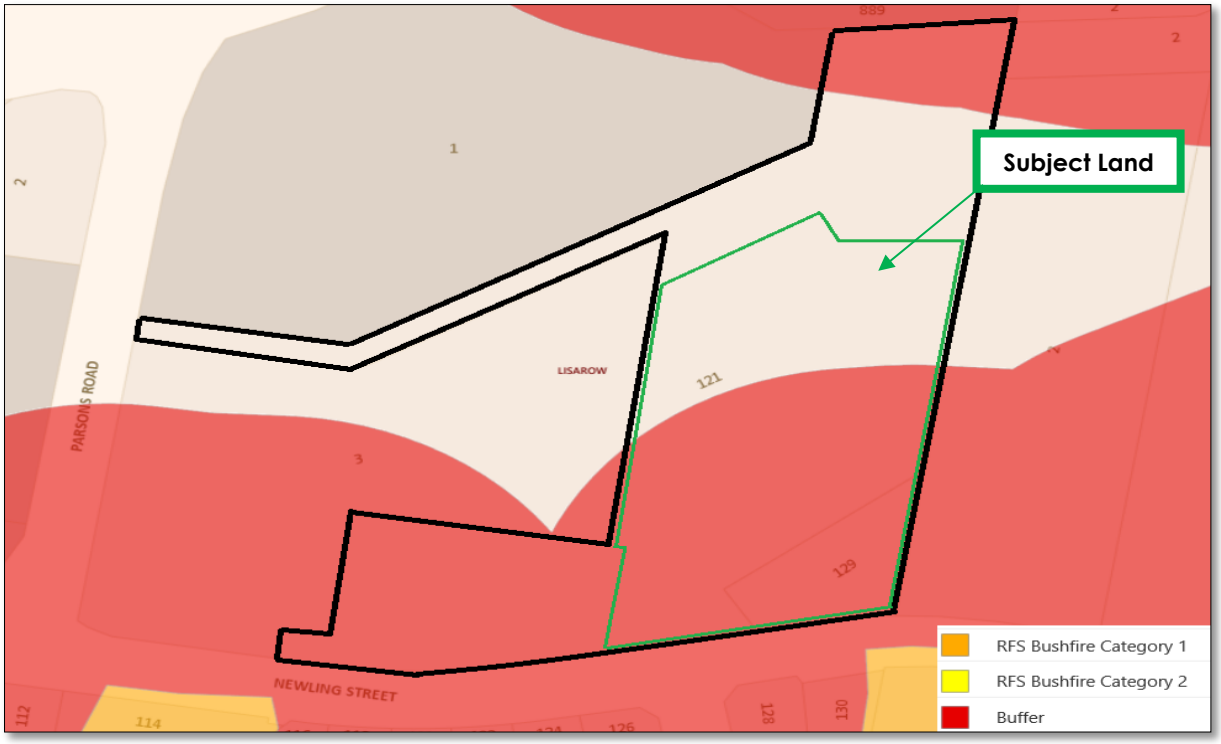



**Figure 11: Bushfire Prone Map (Source: Council Constraints Mapping)**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

A Bushfire Protection Assessment was prepared as part of the development application for the consolidation and three (3) lot subdivision of 121 and 129 Newling Street, Lisarow; in which the subject land forms proposed lot 2. Given the number of potential land uses permitted within the current B2 Local Centre Zone, the assessment provided adequate APZs for commercial/industrial development, residential development and special bushfire protection purposes. It is therefore considered appropriate to utilize this assessment when addressing bushfire for the proposed rezoning from business to residential zoned land.

As illustrated within Figure 12 below, a 45m APZ will be required from the vegetation to the south-east in order to achieve BAL 29 for future residential development upon the subject land. Due to the current bushfire threat to the south-east, future proposed lot 17 will not be able to be developed until such time as the threat is removed.

This matter, including appropriate construction standards and other measures will be further documented post Gateway.




**Figure 12: Bushfire Protection Measures (Source: ADW Plane Set)**

### 2.3.6 Mine Subsidence

The subject site is not affected by mine subsidence.

### 2.3.7 Heritage

Aboriginal Heritage

A search of the Aboriginal Heritage Information Management System (AHIMS) was undertaken revealing that no Aboriginal sites or places have been declared/recorded on or near the subject land (refer to **Appendix 4**).

Aboriginal Heritage is not considered a constraint to future development identified in this proposal.

European Heritage

The subject site is not located within a heritage conservation area and does not contain any items of heritage significance.

## 2.4 TRAFFIC AND TRANSPORT

The subject site fronts Newling Street, which is a single-lane, two-way, no-thru road which ends in a cul-de-sac just east of the site. Newling Street provides a link to residential areas in the south via Pemberton Boulevard, and to commercial areas to the west and north via Parsons Road.

Parsons Road is a local two-lane, two-way road providing access from residential areas to the south, through the local centre and onto the Pacific Highway.

Busways operates within the area and provides a regular service to Gosford from a bus stop located along Parsons Road, at Lisarow Plaza. Lisarow Train Station is also located just 800m north-east of the subject lands (refer to Figure 13).

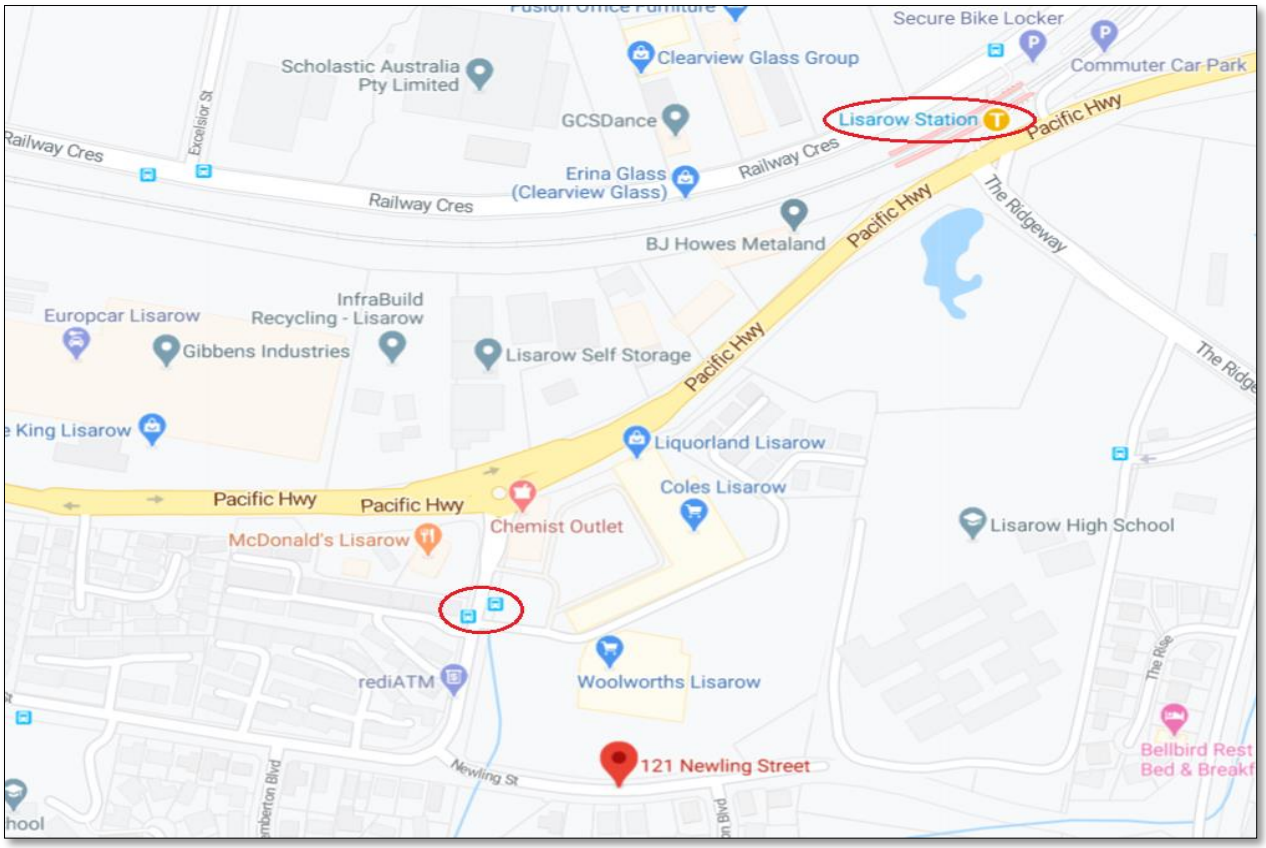



**Figure 13: Location of Public Transport (Source: Google Maps)**

## 2.5 UTILITY SERVICES

Given the minor nature of the rezoning, future anticipated development is considered able to be accommodated within the existing service.

# 3.0 Justification for Proposed Rezoning

In line with DoPIEs "*A Guide to Preparing Planning Proposals*", the following section will utilise the above information to respond to the requirements of this document.

## 3.1 PART 1 – OBJECTIVES OR INTENDED OUTCOMES

### 3.1.1 Future Development

The objective/intended outcome of the Planning Proposal is to facilitate the development of surplus business zoned land for residential purposes. A concept subdivision plan for 17 residential allotments upon proposed lot 2 is provided within **Appendix 1**, demonstrating the sites potential for residential development – with lots been 500m$^2$ and 744m$^2$.

This concept has been formulated from the findings within the initial site investigations detailed within Section 2, in particular:

- Provision of a 45m APZ from vegetation south-east of the subject land.
- Requirement for BAL 29 construction standards for residential development.

### 3.1.2 Objectives of Planning Proposal

The subject land is zoned *B2 Local Centre* under the Gosford LEP (2014).

*B2 Local Centre* currently permits the following uses over the site:

**Permitted without consent**
*Recreation areas*

**Permitted with consent**
*Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4*

**Prohibited**

*Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies*

Under the current B2 zoning, residential development is limited to shop top housing only, with all other forms of residential accommodation prohibited. As discussed previously, there is limited potential for additional retail floor space upon the site both now and in the future at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site. The site however has a range of excellent traits that lend it to a high quality and successful residential development.

On this basis, the objective or intended outcome of this rezoning is to:

- Enable residential allotments on the subject site (proposed lot 2);
- Enable a greater range of permissible forms of residential accommodation.

## 3.2 PART 2 – EXPLANATION OF PROVISIONS

Under the Gosford LEP 2014 the site is currently identified as being within the *B2 Local Centre* zone (refer to Figure 14a). Furthermore, the site is not currently subject to a minimum lot size requirement (refer to Figure 15a).

The proposal seeks to rezone the subject land (proposed lot 2) from *B2 Local Centre* to *R1 General Residential* (refer to Figure 14b). Furthermore, it is proposed to adopt a 550m$^2$ minimum lot size restriction which is consistent with adjoining residential zoned land (refer to Figure 15b).




**Figure 14a&b: Current and Proposed Site Zoning**
**Black = existing lots, Red = subject site (Proposed Lot 2)**




**Figure 15a&b: Current and Proposed Site Minimum Lots Size**
**Black = existing lots, Red = subject site (Proposed Lot 2)**

## 3.3 PART 3 – JUSTIFICATION

### 3.3.1 Section A – Need for the Planning Proposal

***Question 1: Is the planning proposal a result of any strategic study or report?***

This Planning Proposal has not been prepared in response to any specific strategic study or report. This is not unusual given the site specific nature of the proposal, and the relatively small size of the site.

However, this Planning Proposal has been prepared consistent with the Central Coast Regional Plan – in particular Action 21. 1 "*Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and Greenfield housing locations*" (discussed in detail blow).

***Question 2: Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes, the Planning Proposal will result in additional land being available for future dwellings and that surplus commercial land is not left sitting underutilized, but instead is development for infill residential. Discontinuing the process will continue to leave the land vacant, as opposed to utilizing this ideally located and serviced site for much needed residential development in order to achieve the Central Coasts housing targets.

***Questions 3: Is there a net community benefit? (no longer a question under the guide)***

The net community benefit of the Planning Proposal is to be assessed based on consideration of the following questions:

***Will the LEP be compatible with the agreed State and Regional strategic directions for development in the area?***

Yes, the proposal is consistent with the relevant State Environmental Planning Policies', Section 9.1 Directions, and is consistent with the Central Coast Regional Plan (CCRP) (discussed in further detail below).

***Is the LEP located in a global / regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional / sub regional strategy?***

The land is not located within the northern or southern growth corridor, however is consistent with the visions, goals and actions for accelerating housing supply within the Central Coast Regional Plan (CCRP).

***Is the LEP likely to create a precedent or create or change the expectations of the landowner or the landowners?***

No, the site is unique in that it forms a logical infill residential development within the Lisarow Local Centre, on surplus, underutilized and vacant business zoned land.

***Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?***

The proponent is not aware of any other spot rezoning's in the area similar to the proposed. For reasons mentioned above, the proposal is considered unique. This will prevent future spot rezoning's from replicating the same arguments which support the proposed.

***Will the LEP generate permanent employment generating activity or result in a loss of employment lands?***

The Planning Proposal will result in a loss of employment lands through the rezoning of land from *B2 Local Centre* to *R1 General Residential*. However; as identified within the Land Assessment provided as Appendix 6, the subject land equates to just 0.6% of B2 zoned land in the Central Coast LGA and does not enjoy strong characteristics to support a range of B2 uses. There are limited other uses that are typically provided on B2 zoned land that would be able to be attracted or that would be suitable for the site.

There is limited demand for additional retail floor space both now and in the future at the B2 Local Centre zoned land at Lisarow. As such, these employment lands are surplus to current and future needs.

***Will the LEP impact on the supply of residential land and therefore housing supply and affordability?***

Yes, the Planning Proposal will increase the supply of residential land, with a future development application proposed to create 17 residential lots. The relocation of families to this location will have a consequential flow-on effect from the area from where they relocated from.

***Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?***

Yes, as discussed above, the site is well connected to the Pacific Highway and public transport services are located nearby along Parsons Road and Lisarow Train Station.

***Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs, and road safety?***

Given the subject land directly adjoins business zoned, employment generating land; it is likely to result in less demand on car based travel by customers and employees. The close proximity of the subject lands to public transport would also likely result in less demand on car based travel by customers and employees.

A lesser demand on car based travel will also likely result in a reduction in greenhouse gas emissions and an increase in road safety.

***Are there significant Government investments in infrastructure, or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?***

There are no significant Government infrastructure investments that would be affected by the proposal. Newling Street and Parsons Road are already formed and adequately service existing commercial and residential development in the immediate locality.

***Will the proposal impact on land that the Government has identified as needed to protect (eg land within high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?***

As mentioned elsewhere in this Planning Proposal, the site is generally cleared from previous development, and is not identified on the NSW Governments Biodiversity Values Map as land with high biodiversity value. The land is also not considered to be constrained by environmental factors as discussed previously.

***Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?***

Yes, the proposal will be compatible with the adjoining residential land uses to the east and south, and surrounding residential land uses further afield to the west. The proposal will impact positively on the amenity of the location and wider community by rezoning surplus business zoned land to residential zoned land for the provision of 17 residential allotments. This will have a beneficial effect on the public domain through developing currently underutilised land and thereby creating a more vibrant and active community.

***Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?***

No, the Planning Proposal is to rezone business zoned land to residential. As identified within the Land Assessment provided as **Appendix 6**, the subject land equates to just 0.6% of B2 zoned land in the Central Coast LGA and does not enjoy strong characteristics to support a range of B2 uses. There are limited other uses that are typically provided on B2 zoned land that would be able to be attracted or that would be suitable for the site.

There is limited demand for additional retail floor space both now and in the future at the B2 Local Centre zoned land at Lisarow. As such, these employment lands are surplus to current and future needs for retail and commercial premises within the area.

***If a stand alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?***

No, the Planning Proposal is to rezone business zoned land to residential and will not alter the Lisarow Local Centre as it currently exists. As noted previously, there is limited demand for additional retail floor space, and as such the existing centre is unlikely to develop further into the future, based on the current and future needs identified within the area.

***What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at this time?***

The proposed rezoning will provide future dwelling opportunities through a future 17 lot subdivision of the subject land (proposed lot 2). This will assist in meeting the Central Coasts housing targets, as identified within the Central Coast Regional Plan. Rezoning the site as proposed is therefore considered to be in the publics interest through increasing housing supply.

Should the rezoning not proceed, the land will remain vacant and underutilized, as the amount of business zoned land is in excess of current and future demand. The opportunity to provide an additional 17 dwellings as infill development will be lost, with flow on effects to achieving housing targets by 2036.

### 3.3.2 Section B – Relationship to Strategic Planning Framework

***Question 3: Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan strategy and exhibited draft strategies)?***

Central Coast Regional Plan 2036

The Central Coast Regional Plan 2036 ("CCRP") provides an overall framework for growing the regional economy, accelerating housing supply and protecting and enhancing the natural environment. The Central Coast's population is targeted to grow by an additional 75,500 people, with 41,500 more dwellings required by 2036.

To achieve the above targets, the CCRP provides broad strategic maps which highlight various constraints requiring attention by Council when preparing policy. Figures 16 and 17 identify the subject site within the context of these maps and shows the site as being located near major roads; regional economic corridors and regional gateways. Figures 18 19 and 20 identify the subject site as urban land. The subject land is not identified as natural asset, productive land, national park, reserve/state forest or surface drinking water catchment.

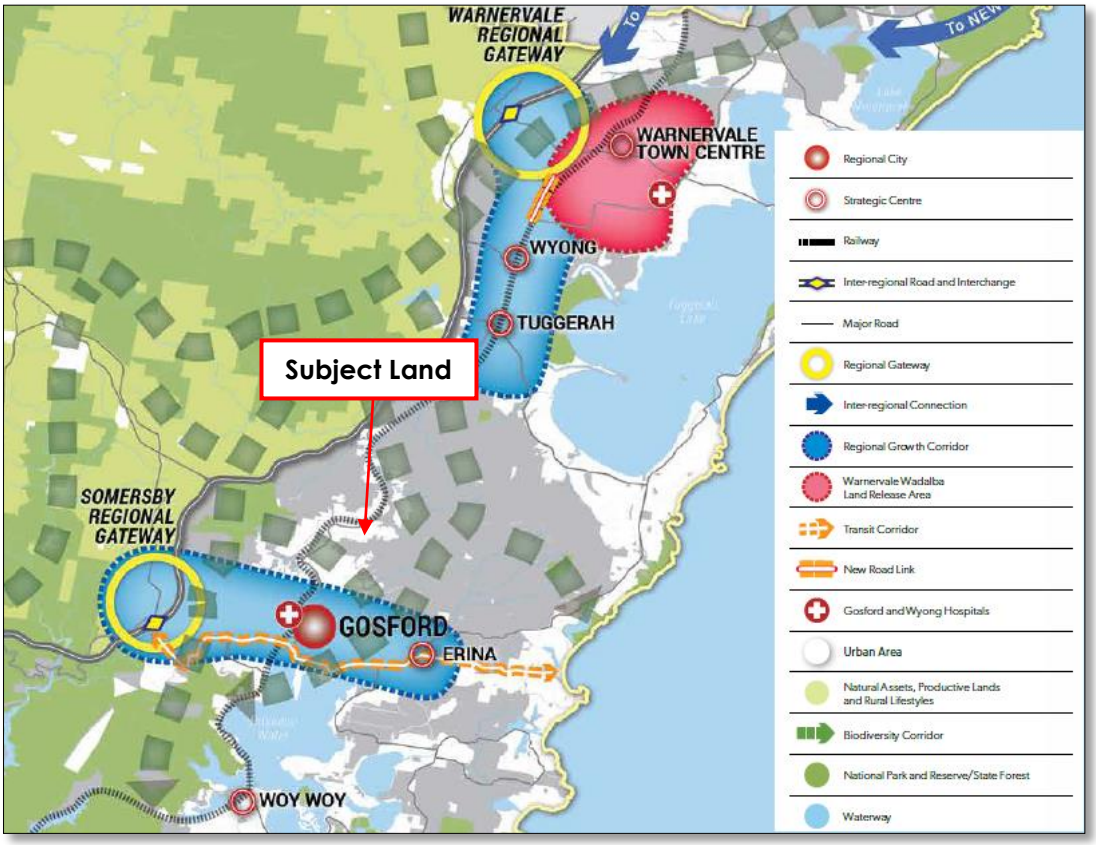



**Figure 16: CCRP Overview Map**

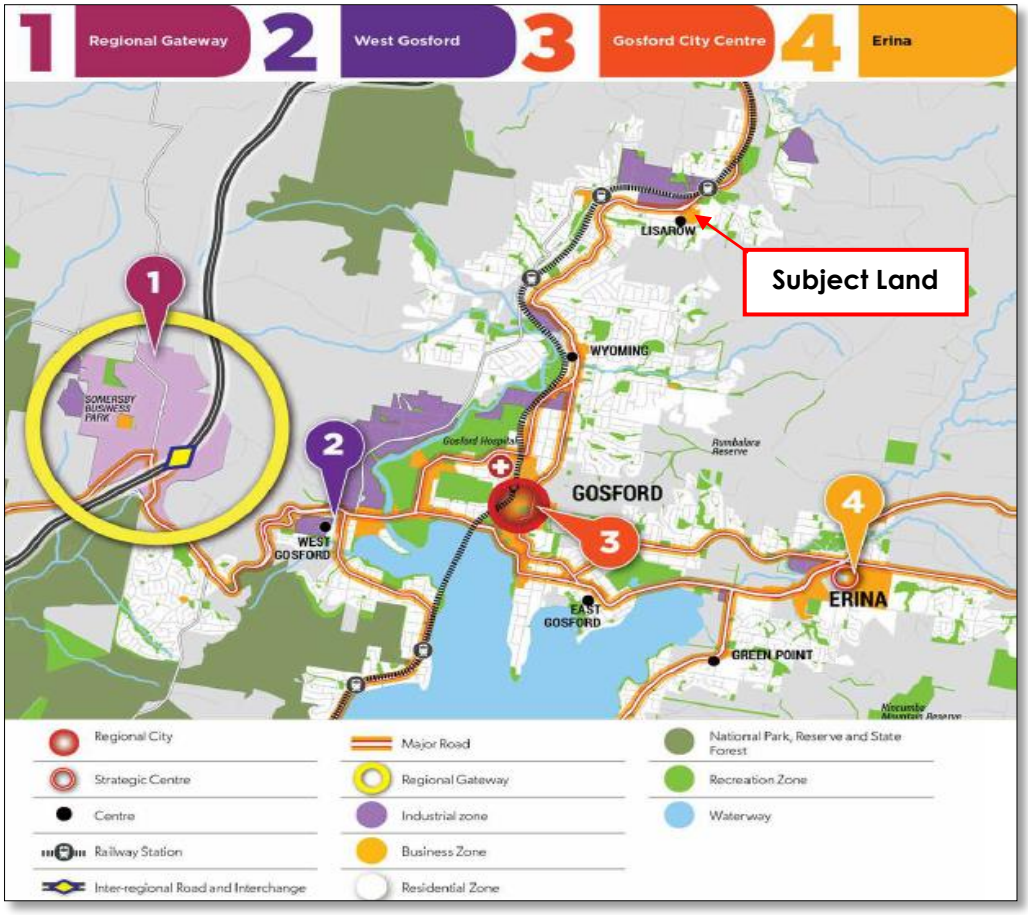



**Figure 17: CCRP Southern Growth Corridor Map**

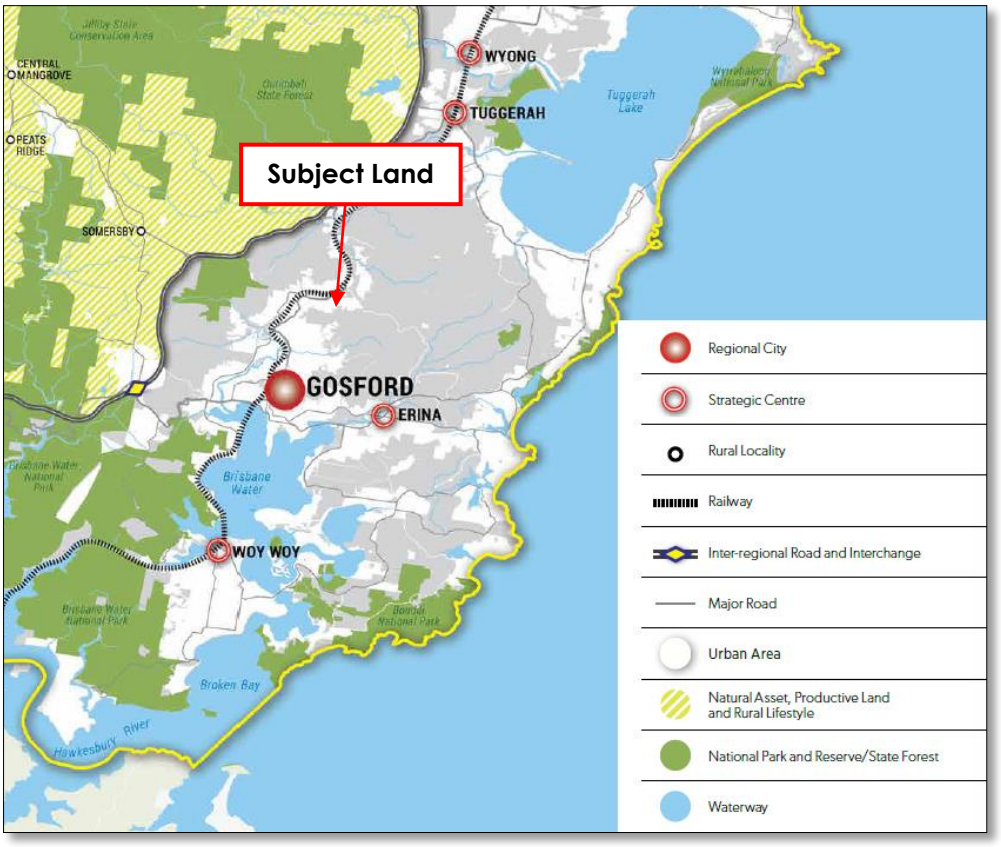



**Figure 18: CCRP Land Use Needs Map**

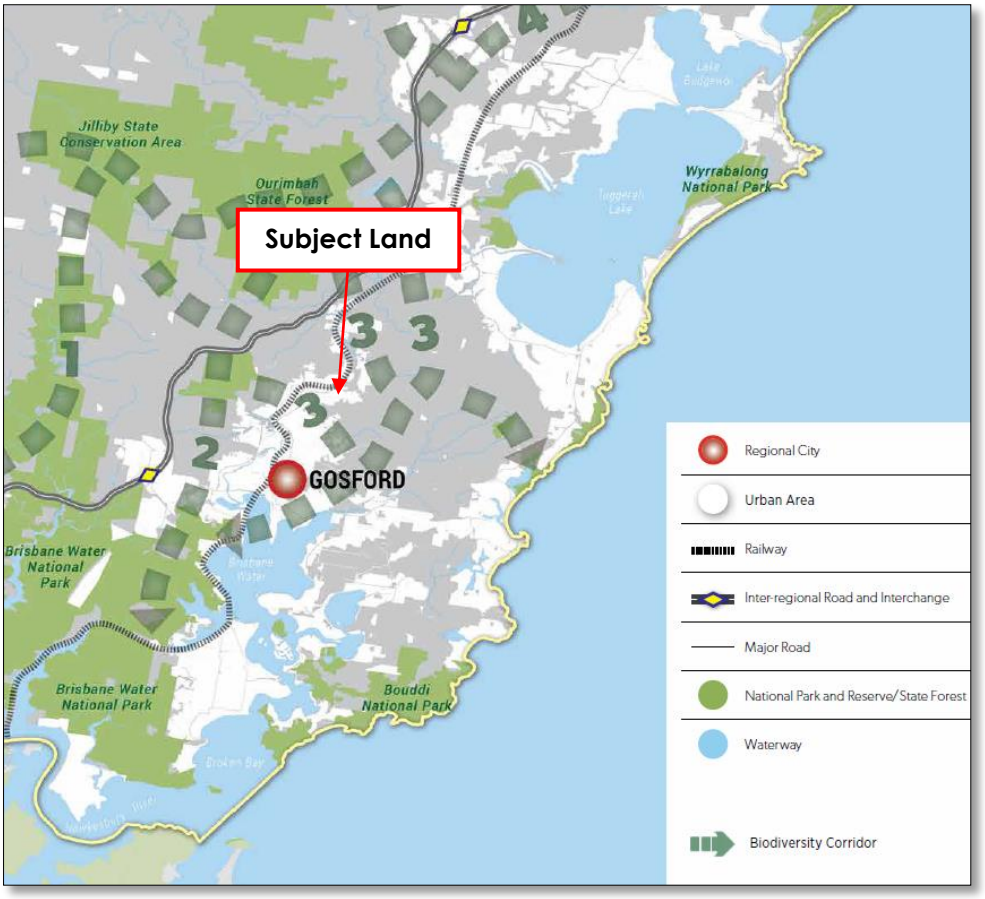



**Figure 19: CCRP Proposed Biodiversity Corridors**

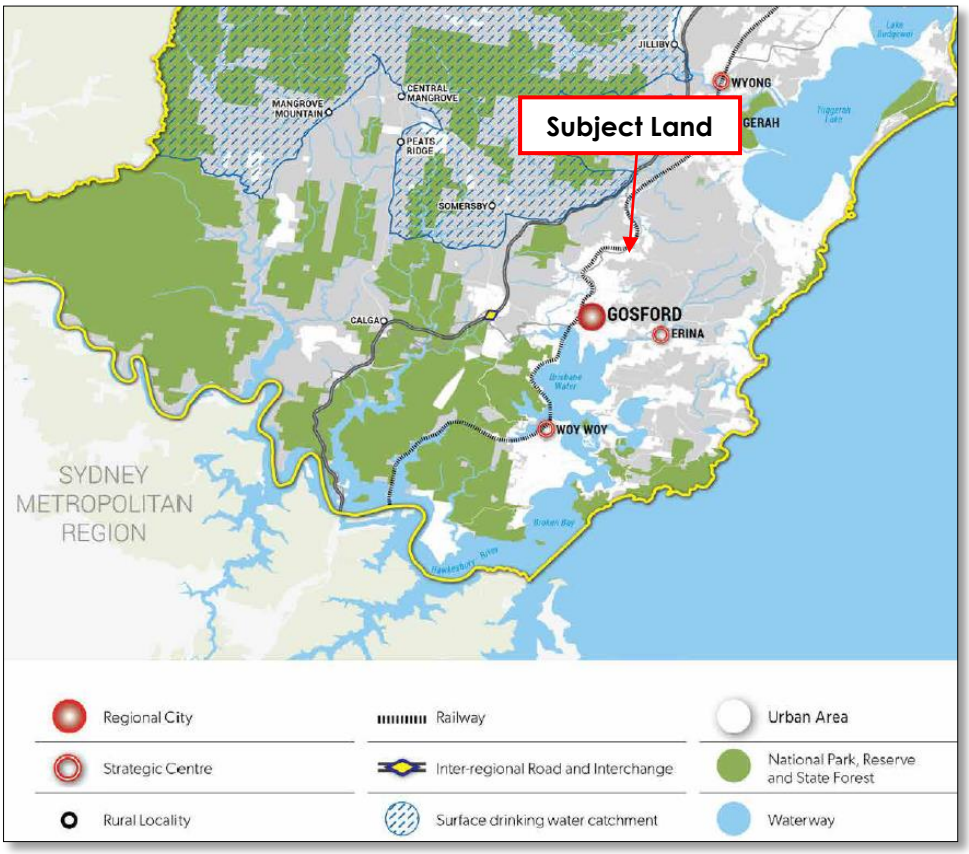



**Figure 20: CCRP Drinking Water Catchment**

Taking the above maps into consideration, the following Actions of the CCRP are relevant to the subject proposal:

***19.2 Review development controls to accelerate housing supply.***

The Planning Proposal will provide for a review of the development controls within the Lisarow Local Centre, rezoning the surplus B2 zoned land for residential, allowing for the future development of 17 residential allotments to assist in accelerating housing supply.

***19.3 Monitor land and housing delivery and accelerate housing supply to meet projected housing demand of 41,500 additional dwellings by 2036.***

The Planning Proposal will provide for the development of 17 residential allotments, for the future development of dwellings. Therefore, the Planning Proposal will deliver additional land for dwellings to assist in meeting targets by 2036.

***20.1 Improve housing choice by supporting housing delivery in and near the growth corridors and local centers.***

The Planning Proposal will provide for the development of residential lots, within Lisarow Local Centre, an area close to existing services and public transport. The proximity of the subject site to the Pacific Highway will also provide access to other local centres and growth centres to the north and south.

***21.1 Provide greater housing choice by delivering diverse housing, lot types and sizes, including small-lot housing in infill and Greenfield housing locations.***

The Planning Proposal will provide for the development of 17 residential lot; with the future subdivision of the site providing for a variety of lot types and sizes within an infill location.

***Question 4: Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?***

Central Coast Community Strategic Plan – 2018-2028

The following strategies set out in the *Community Strategic Plan 2018-2028* are applicable to the Planning Proposal:

***I1. Preserve local character and protect our drinking water catchments, heritage and rural areas by concentrating development along transport corridors and town centres east of the M1.***

The Planning Proposal will rezone surplus, underutilized business zoned to residential for future residential subdivision; providing the perfect opportunity for infill development within an existing local centre, thereby preserving and protecting our drinking water catchments, heritage and rural areas.

***I2. Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.***

As demonstrated above within Sections 2.2 and 2.2, the subject site has good access to public transport and community facilities, to support the future residential development.

***I4. Provide a range of housing options to meet the diverse and changing needs of the community including adequate affordable housing.***

The Planning Proposal will provide for residential development of proposed lot 2, through the establishment of 17 residential allotments for future dwellings. As illustrated by the conceptual subdivision layout within Appendix 1, the future 17 lot subdivision of proposed Lot 2 will provide a variety of lot size and shapes for the future development of a range of housing options.

***Question 5: Is the planning proposal consistent with applicable state environmental planning policies?***

SEPP (Coastal Management) 2018

SEPP (Coastal Management) 2018 aims to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016. The SEPP applies to land within the coastal zone which includes coastal wetlands and littoral rainforests area, coastal vulnerability areas, coastal environment areas and coastal use areas. The subject site does not fall within any of these areas.

State Environmental Planning Policy No. 55 – Remediation of Land

The site has not been identified on the NSW EPA contaminated sites list, with the most recent report at the time of preparing this SEE dated November 2019. The development history of the site does not allude to any previous land uses that would result in the site requiring contamination assessment. It is therefore considered that contamination will not impede on the proposed consolidation and subdivision of the site.

***Question 6: Is the planning proposal consistent with applicable Ministerial Directions (s.9.1directions)?***

The following table addresses the Section 9.1 Directions which are applicable to the subject site and its proposed use:

| **SECTION 9.1 DIRECTIONS** | |
|---|---|
| **1. EMPLOYMENT AND RESOURCES** | |
| **1.1 BUSINESS AND INDUSTRIAL ZONES** | |
| **Application of Direction** | **Comment** |
| **Objectives**<br>*(1) The objectives of this direction are to:*<br>*(a) encourage employment growth in suitable locations,* | This direction applies to the Planning Proposal given that it will affect existing business zoned land. |

| | |
|---|---|
| *(b) protect employment land in business and industrial zones, and*<br><br>*(c) support the viability of identified centres.*<br><br>***What a relevant planning authority must do if this direction applies***<br><br>*(4) A planning proposal must:*<br><br>*(a) give effect to the objectives of this direction,*<br><br>*(b) retain the areas and locations of existing business and industrial zones,*<br><br>*(c) not reduce the total potential floor space area for employment uses and related public services in business zones,*<br><br>*(d) not reduce the total potential floor space area for industrial uses in industrial zones, and*<br><br>*(e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment.*<br><br>***Consistency***<br><br>*(5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:*<br><br>*(a) justified by a strategy which:*<br><br>*(i) gives consideration to the objective of this direction, and*<br><br>*(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*<br><br>*(iii) is approved by the Secretary of the Department of Planning and Environment, or*<br><br>*(b) justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or*<br><br>*(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or*<br><br>*(a) (d) of minor significance* | The proposal requests a rezoning of proposed lot 2 from business zoned land to residential zoned land. Some business zoned land will be retained within proposed lot 1 and 3.<br><br>There is limited demand for additional retail floor space both now and in the future at the B2 Local Centre zoned land at Lisarow. As such, these employment lands are surplus to current and future needs.<br><br>The proposal is also supported by a B2 Local Centre Zoned Land Assessment (refer to **Appendix 6**), which confirms there is limited potential for additional retail floor space upon the site both now and in the future at the B2 Local Centre zoned land at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site. The site however has a range of excellent traits that lend it to a high quality and successful residential development.<br><br>Further to the above, it is noted that in addition to standard residential development, the R1 zone also permits a range of other developments that could also be developed to provide local jobs such as centre-based child care facilities, hotel or motel accommodation and respite day care centres. |

| | |
|---|---|
| **1.2 RURAL ZONES** | |
| **N/A** | |
| **1.3 MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES** | |
| **N/A** | |
| **1.4 OYSTER AQUACULTURE** | |
| **N/A** | |
| **1.5 RURAL LANDS** | |
| **N/A** | |
| **2. ENVIRONMENT AND HERITAGE** | |
| **2.1 Environmental Protection Zones** | |
| **N/A** | |
| **2.2 Coastal Protection** | |
| **N/A** | |
| **2.3 Heritage Conservation** | |
| **N/A** | |
| **2.4 Recreational Vehicle Areas** | |
| **N/A** | |
| **2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs** | |
| **N/A** | |
| **3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT** | |
| **3.1 Residential Zones** | |
| **Application Of Direction** | **Comments** |
| **Objectives**<br>*(1) The objectives of this direction are:*<br>*(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*<br>*(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*<br>*(c) to minimise the impact of residential development on the environment and resource lands.*<br>***What a relevant planning authority must do if this direction applies***<br>*(4) A planning proposal must include provisions that encourage the provision of housing that will:* | This direction applies to the to this Planning Proposal given that it requests an amendment to allow residential development within an existing business zone.<br><br>The proposal requests a rezoning of proposed lot 2 from business zoned land to residential zoned land. Some business zoned land will be retained within proposed lot 1 and 3.<br><br>There is limited demand for additional retail floor space both now and in the future at the B2 Local Centre zoned land at Lisarow. As such, these employment lands are surplus to current and future needs. Residential land however is required to meet the housing targets required to be achieved by 2036 – being 41,500 additional dwellings. |

| | |
|---|---|
| *(a) broaden the choice of building types and locations available in the housing market, and*<br><br>*(b) make more efficient use of existing infrastructure and services, and*<br><br>*(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*<br><br>*(d) be of good design.*<br><br>*(5) A planning proposal must, in relation to land to which this direction applies:*<br><br>*(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*<br><br>*(b) not contain provisions which will reduce the permissible residential density of land.*<br><br>***Consistency***<br><br>*(6) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:*<br><br>*(a) justified by a strategy which:*<br><br>*(i) gives consideration to the objective of this direction, and*<br><br>*(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*<br><br>*(iii) is approved by the Director-General of the Department of Planning, or*<br><br>*(b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or*<br><br>*(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*<br><br>*(d) of minor significance.* | The proposal is supported by a B2 Local Centre Zoned Land Assessment (refer to **Appendix 6**), which confirms there is limited potential for additional retail floor space upon the site both now and in the future at the B2 Local Centre zoned land at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site.<br><br>The site however has a range of excellent traits that lend it to a high quality and successful residential development, including the elevation of the site, the limited vegetation, the surrounding using including established residential to the south and the lack of main road exposure.<br><br>Future residential allotment size and shape will vary, and will be able to accommodate a range of different housing styles. |
| **3.2 Caravan Parks and Manufactured Home Estates** | |
| **N/A** | |

| | |
|---|---|
| **3.3 Home Occupations** | |
| **N/A** | |
| **3.4 Integrated Land Use and Transport** | |
| **N/A** | |
| **3.5 Development Near Regulated Airports and Defence Airfields** | |
| **N/A** | |
| **3.6 Shooting Ranges** | |
| **N/A** | |
| **3.7 Reduction in non-hosted short term rental accommodation period** | |
| **N/A** | |
| **4. HAZARD AND RISK** | |
| **4.1 Acid Sulfate Soils** | |
| **N/A** | |
| **4.2 Mine Subsidence and Unstable Land** | |
| **N/A** | |
| **4.3 Flood Prone Land** | |
| **N/A** | |
| **4.4 Planning for Bushfire Protection** | |
| **Application Of Direction** | **Comment** |
| ***Objectives***<br>*(1) The objectives of this direction are:*<br>*(a)to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*<br>*(b)to encourage sound management of bush fire prone areas.*<br><br>***What a relevant planning authority must do if this direction applies***<br>*(5) A planning proposal must:*<br>*(a) have regard to Planning for Bushfire Protection 2006,*<br>*(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and*<br>*(c) ensure that bushfire hazard reduction is not prohibited within the APZ.*<br>*(6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:*<br>*(a) provide an Asset Protection Zone* | This direction applies to the rezoning given that the site is located within a bushfire prone area as identified within Council's maps.<br><br>Future development will be assessed in accordance with Planning for Bushfire Protection (PBP). At this stage, the site has sufficient area to accommodate necessary APZs, as identified by Travers (Feb 2020).<br><br>The Bushfire Hazard Assessment (**Appendix 5**) prepared for the subject Planning Proposal, will be referred to the Rural Fire Service for comment should a Gateway Determination be received. |

| | |
|---|---|
| *(APZ) incorporating at a minimum:*<br>*(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*<br>*(ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*<br>*(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,*<br>*(d) contain provisions for adequate water supply for firefighting purposes,*<br>*(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,*<br>*(f) introduce controls on the placement of combustible materials in the Inner Protection Area.*<br>***Consistency***<br>*(7) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director General of the Department of Planning that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service, to the effect that, notwithstanding the non-compliance, the NSW RFS does not object to the progression of the planning proposal.* | |
| **5. REGIONAL PLANNING** | |
| **5.1 Implementation of Regional Strategies** | |
| **N/A** | |
| **5.2 Sydney Drinking Water Catchment** | |
| **N/A** | |
| **5.3 Farmland of State and Regional Significance on the NSW Far North Coast** | |
| **N/A** | |
| **5.4 Commercial and Retail Development Along the Pacific Highway North Coast** | |
| **N/A** | |
| **5.9 North West Rail Link Corridor Strategy** | |
| **N/A** | |

| 5.10 Implementation of Regional Plans | |
|---|---|
| **Application of Direction** | **Comment** |
| ***Objectives***<br>*(1)The objectives of this direction is to give legal effect to the vision, land us strategy, goals, directions and actions contained in Regional Plans.*<br>***What a relevant planning authority must do if this direction applies***<br>*(4)Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.*<br>***Consistency***<br>*(5)A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning and the Environment, that the extent of inconsistency with the Regional Plan:*<br>*(a)Is of minor significance, and*<br>*(b)the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of its vision, land use strategy, goals, directions or actions.* | As discussed above, the proposed rezoning is consistent with the aims and objectives of the CCRP as it complies with the actions and goals of the plan and will provide benefits to the region. |
| **5.11 Development of Aboriginal Land Council Land** | |
| **N/A** | |
| **6. LOCAL PLAN MAKING** | |
| **6.1 Approval and Referral Requirements** | |
| To be considered by Council. | |
| **6.2 Reserving land for public purpose** | |
| **N/A** | |
| **6.3 Site Specific Provisions** | |
| **N/A** | |

### 3.3.3 Section C – Environmental, Social and Economic Impact

***Question 7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The site is not identified as containing Endangered Ecological Communities on Council's mapping, however; a small portion is identified as 'Disturbed Under-scrubbed' (refer to Figure 9).

Despite this; the site is generally clear of vegetation from previous disturbance/development of the area. Flora and Fauna are not considered a constraint to future development identified in this proposal.

Taking the above into consideration, it is considered that the proposed rezoning is not likely to adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

The proposal provides for infill development, avoiding the need for land clearing or expansion of the urban edge through greenfield development.

***Question 8: Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

Appropriate mechanisms will be adopted within the future development of the site to ensure the protection and management of the biophysical environment in accordance with state and local policies. The following section provides a general overview of the site and the potential impacts of future development from an environmental standpoint.

Bushfire

As mentioned previously, the subject site is classified as "bushfire prone" land under the bushfire maps adopted by Council. Future development would need to adopt suitable APZ's in accordance with Planning for Bushfire Protection 2006. In this regard, the subject site provides adequate area to accommodate dwellings constructed to BAL 29, as required by the Bushfire Protect Assessment provided as **Appendix 5**.

Flooding

The site is not identified as flood prone land on Council's mapping.

Drainage

Future management of stormwater would be based on best practice water sensitive urban design principles operating at three levels, where stormwater generated by the development can be collected, recycled, treated or disposed of.

Standard practices for future dwelling development would include installation of rainwater tanks, adoption of water efficient practices by residents and the installation of water efficient fixtures and appliances in dwellings.

Noise and Vibration

The proposed rezoning will facilitate approximately 17 additional dwellings within the area and will therefore experience and emit noise as expected, similar to other residential development within the immediate area.

***Question 9: How has the planning proposal adequately addressed any social and economic effects?***

Housing Shortages

As discussed above, the proposed rezoning would facilitate the construction of 17 additional dwelling lots thereby assisting in the alleviation of the current housing shortage.

Employment Opportunities

Additional jobs would be facilitated through construction and trade related services, both at subdivision stage and subsequent dwelling construction. Longer term economic benefits would be seen through sustained spending by future residents within Lisarow itself and larger commercial centres beyond.

Whilst commercial land will be lost; as established throughout this planning proposal, there is limited potential for additional retail floor space upon the site both now and in the future at the B2 Local Centre zoned land at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site. The major types of uses most commonly found at other B2 Local Centres across the Central Coast are currently provided or proposed (ie. future tavern and childcare centre) for the remainder of the site. The site however has a range of excellent traits that lend it to a high quality and successful residential development.

Further to the above, it is noted that in addition to standard residential development, the R1 zone also permits a range of other developments that could also be developed to provide local jobs such as centre-based child care facilities, hotel or motel accommodation and respite day care centres.

### 3.3.4 Section D – State and Commonwealth Interests

***Question 10: Is there adequate public infrastructure for the planning proposal?***

Water and Sewer

Given development which surrounds the site, and the minor nature of the rezoning, future anticipated development is considered able to be accommodated within the existing services.

Traffic, Access and Transport

The surrounding road network involves major roads connecting through to the M1 Motorway. With this in mind, future development would not impact on the level of service to local roads. In addition, public transport is readily available with a regular bus service provided to Gosford from a bus stop located along Parsons Road, at Lisarow Plaza. Lisarow Train Station is also located just 800m north-east of the subject lands (refer to Figure 12).

***Question 11: What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?***

No advice has been sought from government agencies and public authorities who may be impacted by the proposal. It is expected that following a gateway determination, Council will complete consultation with relevant public authorities and government agencies.

## 3.4 PART 4 – MAPPING

Figures 13b and 14b indicate the proposed mapping under the LEP. Following the Gateway Determination, the location for the exact zone and lot size boundaries would be fully explored.

## 3.5 PART 5 – COMMUNITY CONSULTATION

In accordance with the *Environmental Planning and Assessment Act 1979*, this Planning Proposal must be approved prior to community consultation being undertaken by the local authority.

Under the document "*A Guide to Preparing Local Environmental Plans*", the planning proposal meets the criteria and definition of being a low impact planning proposal given that the proposed zoning and future development "*is consistent with the pattern of surrounding land use zones and/or land uses; is consistent with the strategic planning framework; presents no issues with regard to infrastructure servicing; is not a principal LEP; and does not reclassify public land*". Therefore, it is intended for this proposal to be exhibited for a period of 14 days.

# 4.0 Summary

This report highlights those reasons why Council and Government Agencies should consider the request to amend current planning provisions to permit the proposed future development.

It is acknowledged that further detailed assessments will be required for a variety of matters which are expected to be detailed in any Gateway Determination which may be issued in response to this request for LEP amendment.

In summary, the planning proposal is considered appropriate on the subject site for the following reasons:

- There is limited potential for additional retail floor space upon the site both now and in the future at the B2 Local Centre zoned land at Lisarow. There are limited other uses that are typically provided on B2 land that would be able to be attracted or that would be suitable at the Lisarow site;

- The site does not enjoy strong characteristics to support a range of B2 Local Centre uses such as:

    - The site lacks main road exposure;
    - The site has limited integration with surrounding facilities, being located at the rear of Lisarow Plaza and the Lisarow Woolworths;
    - Lisarow High School is to the immediate east;
    - Established residential is to the south;
    - The site is relatively small at 11,710m$^2$;

- The site posses a number of excellent traits for residential development such as:

    - The site lacks main road exposure;
    - The elevation of the site, with views to the north;
    - The site is relatively flat and cleared, with limited vegetation;
    - The site also has limited integration with surrounding facilities, being located at the rear of Lisarow Plaza and the Lisarow Woolworths;
    - Established residential is to the south;
    - Lisarow High School is to the immediate east.

- Future development will provide opportunity to create approximately 17 additional residential lots resulting in investment into the local economy;

- It will alleviate pressure to develop less suitable land for residential development, with more site constraints; and

- It will assist in the achievement of strategic housing targets.

Taking the above into consideration, the support of both the Central Coast Council and the various Agencies of the NSW Government is requested.

# Appendix 1

## CONCEPT SUBDIVISION PLANS, CONSTRAINTS MAPPING AND PROPOSED ZONING MAP

# Appendix 2

## DEPOSITED PLANS

# Appendix 3

## CERTIFICATES OF TITLE

# Appendix 4

## AHIMS

# Appendix 5

## BUSHFIRE PROTECTION ASSESSMENT

# Appendix 6

## B2 LOCAL CENTRE ZONED LAND ASSESSMENT




## LEGEND

- PROPOSED LOT BOUNDARY
- PROPOSED LOT 2 BOUNDARY
- EXISTING LOT BOUNDARY

NOTES:-

1. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN SURVEYED. ALL BEARINGS, DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY
2. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF DA SUBMISSION AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.

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| ver. | date | comment | drawn | pm | level information | scale (A1 original size) | notes |
|---|---|---|---|---|---|---|---|
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drawing title:

PLAN OF PROPOSED SUBDIVISION LAYOUT

location: 121 & 129 NEWLING STREET, LISAROW

council: CENTRAL COAST COUNCIL

dwg ref: 190624-PSK-006

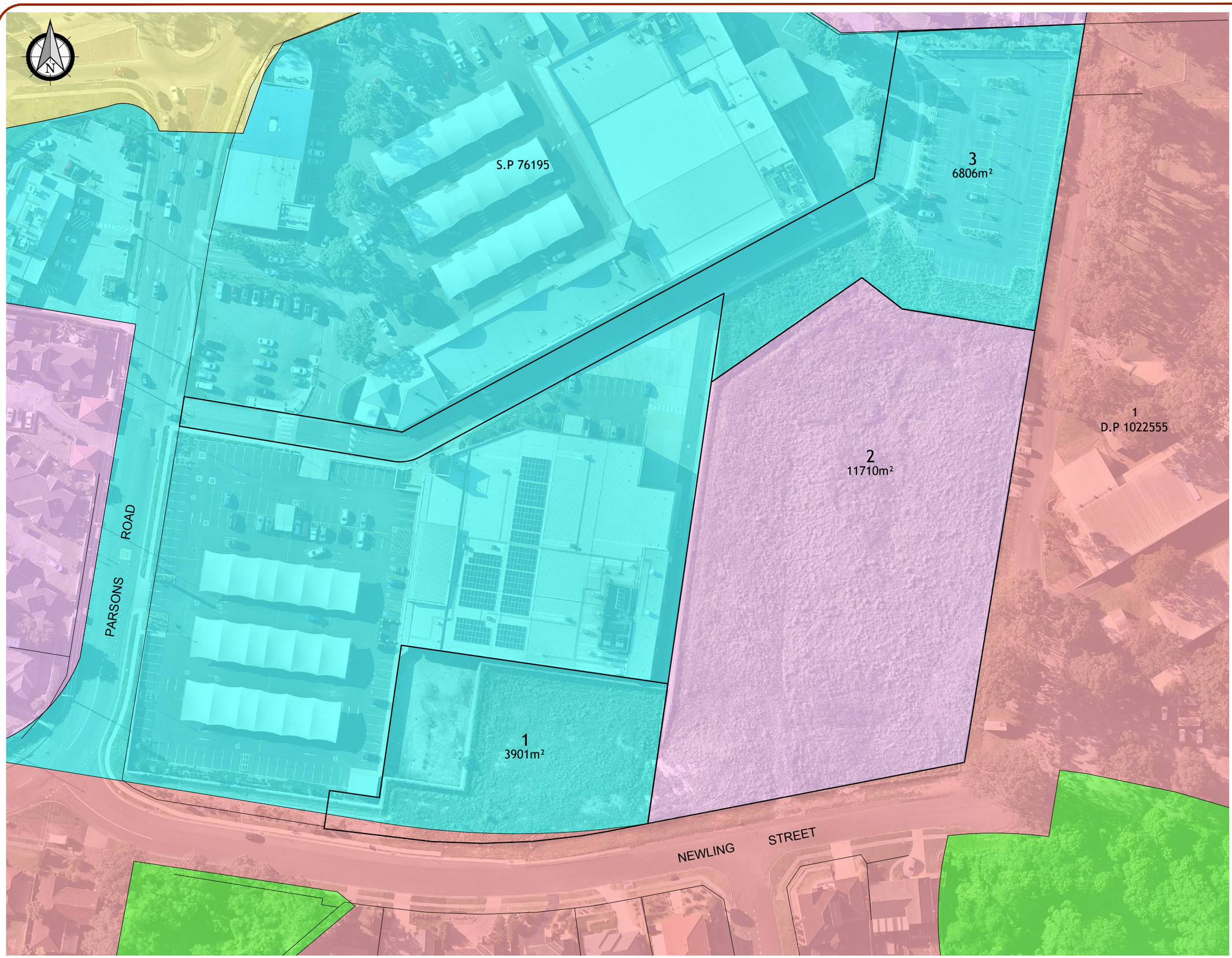
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## LEGEND

PROPOSED LOT BOUNDARY
EXISTING LOT BOUNDARY

NOTES:-

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**Zone**

| | |
|---|---|
| B2 | Local Centre |
| IN1 | General Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| RE1 | Public Recreation |
| SP2 | Infrastructure |

| ver. | date | comment | drawn | pm | level information | scale (A1 original size) | notes |
|---|---|---|---|---|---|---|---|
| A | 27.02.20 | INITIAL ISSUE | JJ | CS | DATUM: N/A<br>CONTOUR INTERVAL: N/A | A1 1:500 — 0 12.5 25.0m — A3 1:1000 | |

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PROPOSED ZONING PLAN

location: 121 & 129 NEWLING STREET, LISAROW

council: CENTRAL COAST COUNCIL

dwg ref: 190624-PSK-008

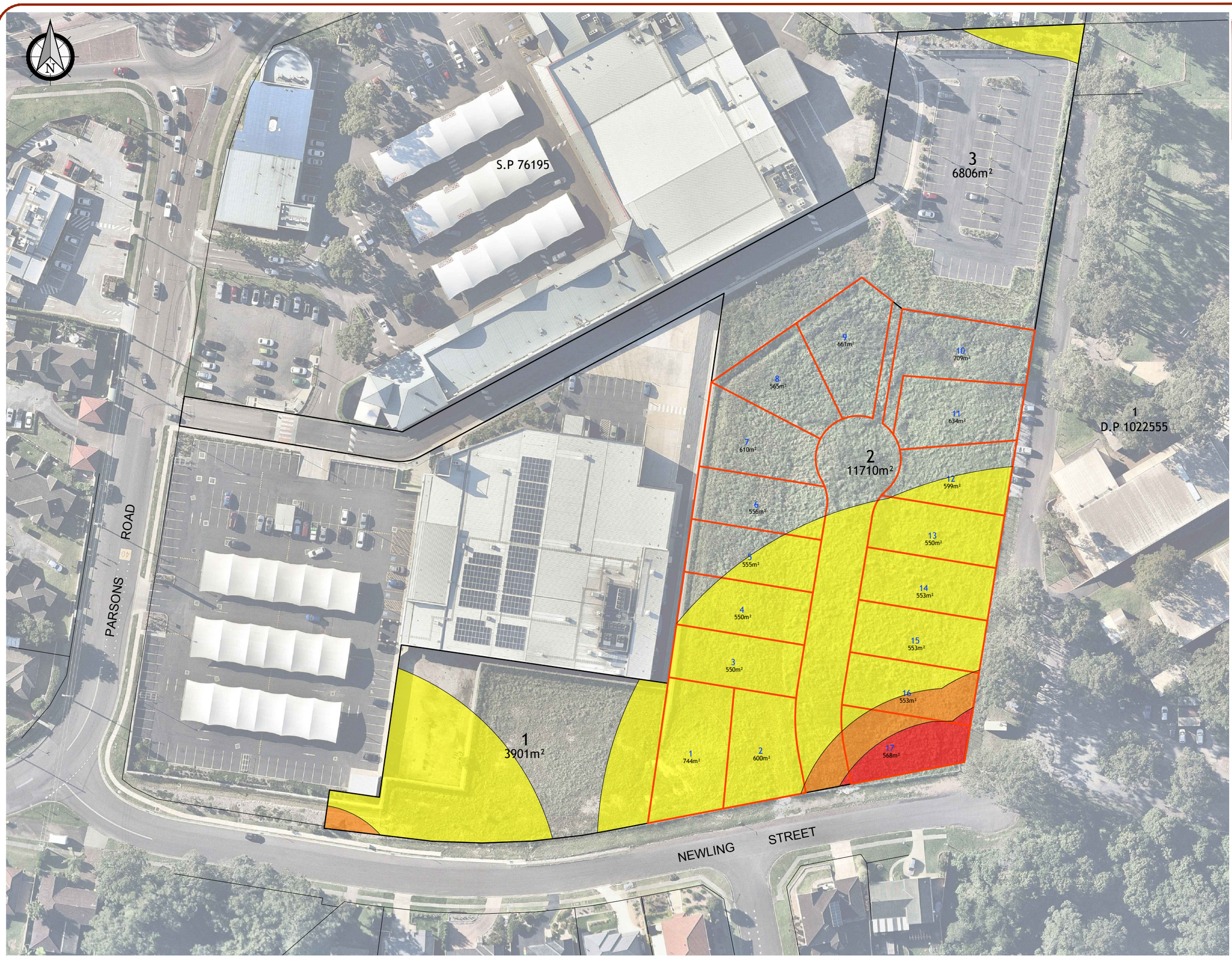
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## LEGEND

- PROPOSED LOT BOUNDARY
- PROPOSED LOT 2 BOUNDARY
- EXISTING LOT BOUNDARY
- APZ SETBACK FOR COMMERCIAL/INDUSTRIAL (BAL 40)
- APZ SETBACK FOR RESIDENTIAL (BAL 29)
- APZ SETBACK FOR SEPP (<10KWm²)

NOTES:-

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drawing title:

PROPOSED BUSHFIRE PROTECTION MEASURES

location: 121 & 129 NEWLING STREET, LISAROW

council: CENTRAL COAST COUNCIL

dwg ref: 190624-PSK-007

client: PRINTBAN PTY. LTD.

| ver. | date | comment | drawn | pm | level information | scale (A1 original size) | notes |
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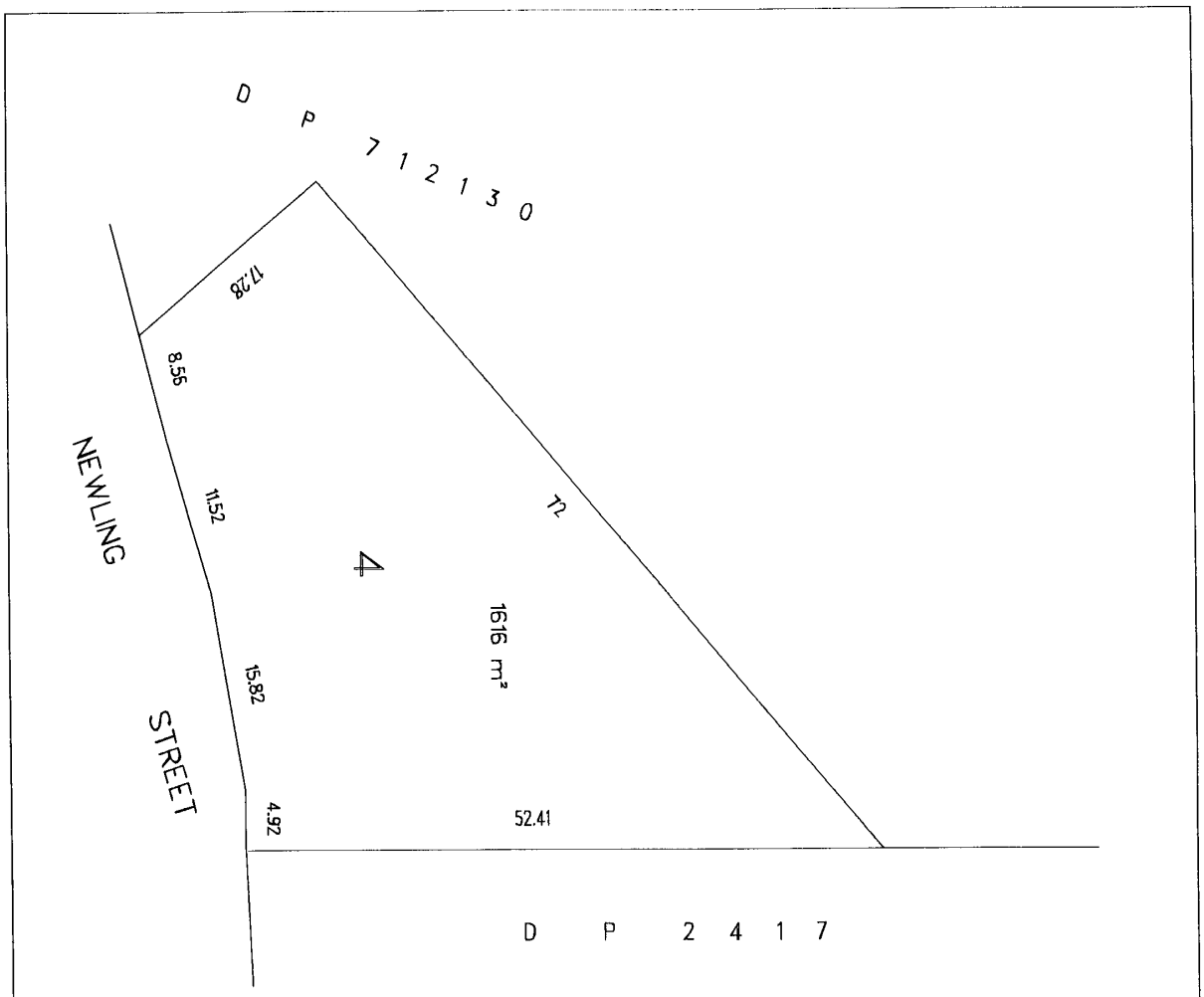


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Req:R211054 /Doc:DP 0660988 P /Rev:14-Mar-1996 /NSW LRS /Pgs:ALL /Prt:06-Nov-2019 10:14 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:190624P




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| | Registered: 14.3.1996 |
| | Title System: TORRENS |
| | Purpose: DEPARTMENTAL |
| | Ref. Map: U2797-31# |
| | Last Plan: D P 2417 & D P 45554 |
| THIS PLAN HAS BEEN CREATED TO PROVIDE A UNIQUE IDENTIFIER TO ENABLE THE ISSUE OF AN AUTOMATED TORRENS TITLE FOR THE LAND COMPRISED IN FOLIO OF THE REGISTER VOLUME 7611 FOLIO 116 FORMERLY KNOWN AS PART LOT 4 OF SECTION 15 IN D P 2417 | |
| Lengths are in metres. Reduction Ratio : NOT TO SCALE | |
| L.G.A.: GOSFORD<br>LOCALITY: .<br>PARISH: GOSFORD<br>COUNTY: NORTHUMBERLAND | |

G.D.B. ----

N O O 1 D 1 B

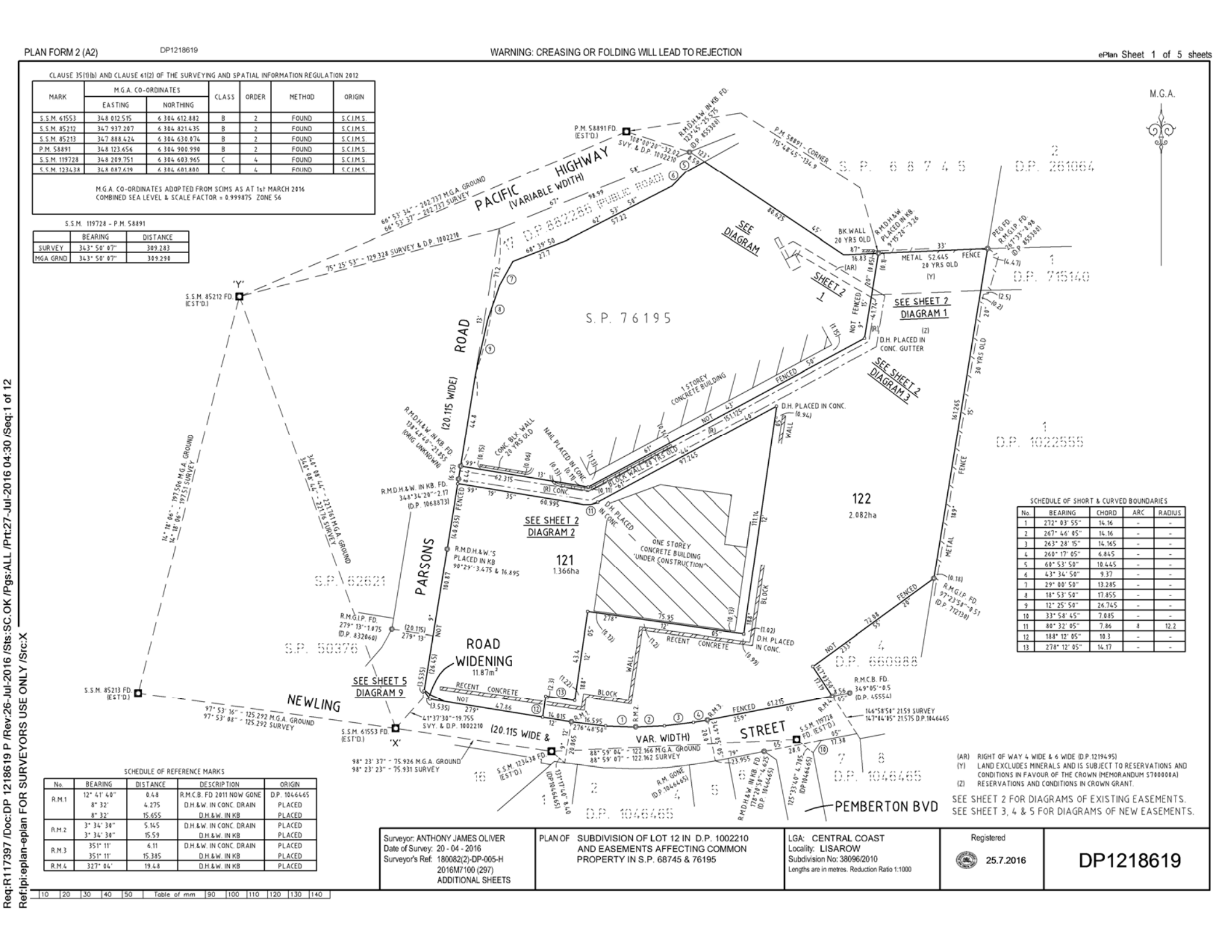
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| S.S.M. 85212 | 347 937.207 | 6 304 821.435 | B | 2 | FOUND | S.C.I.M.S. |
| S.S.M. 85213 | 347 888.424 | 6 304 630.074 | B | 2 | FOUND | S.C.I.M.S. |
| P.M. 58891 | 348 123.656 | 6 304 900.990 | B | 2 | FOUND | S.C.I.M.S. |
| S.S.M. 119728 | 348 209.751 | 6 304 603.965 | C | 4 | FOUND | S.C.I.M.S. |
| S.S.M. 123438 | 348 087.619 | 6 304 601.800 | C | 4 | FOUND | S.C.I.M.S. |

M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AS AT 1st MARCH 2016
COMBINED SEA LEVEL & SCALE FACTOR = 0.999875 ZONE 56

S.S.M. 119728 – P.M. 58891

| | BEARING | DISTANCE |
|---|---|---|
| SURVEY | 343° 50' 07" | 309.283 |
| MGA GRND | 343° 50' 07" | 309.290 |




SCHEDULE OF SHORT & CURVED BOUNDARIES

| No. | BEARING | CHORD | ARC | RADIUS |
|---|---|---|---|---|
| 1 | 272° 03' 55" | 14.16 | - | - |
| 2 | 267° 46' 05" | 14.16 | - | - |
| 3 | 263° 28' 15" | 14.165 | - | - |
| 4 | 268° 17' 05" | 6.845 | - | - |
| 5 | 60° 53' 50" | 10.445 | - | - |
| 6 | 43° 34' 50" | 9.37 | - | - |
| 7 | 29° 00' 50" | 13.285 | - | - |
| 8 | 18° 53' 50" | 17.855 | - | - |
| 9 | 12° 25' 50" | 26.745 | - | - |
| 10 | 33° 58' 45" | 7.085 | - | - |
| 11 | 80° 32' 05" | 7.86 | 8 | 12.2 |
| 12 | 188° 12' 05" | 10.3 | - | - |
| 13 | 278° 12' 05" | 14.17 | - | - |

SCHEDULE OF REFERENCE MARKS

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| | 8° 32' | 4.275 | D.H.&W. IN CONC. DRAIN | PLACED |
| | 8° 32' | 15.655 | D.H.&W. IN KB | PLACED |
| R.M.2 | 3° 34' 30" | 5.145 | D.H.&W. IN CONC. DRAIN | PLACED |
| | 3° 34' 30" | 15.59 | D.H.&W. IN KB | PLACED |
| R.M.3 | 351° 11' | 6.11 | D.H.&W. IN CONC. DRAIN | PLACED |
| | 351° 11' | 15.385 | D.H.&W. IN KB | PLACED |
| R.M.4 | 327° 04' | 19.48 | D.H.&W. IN KB | PLACED |

(AR) RIGHT OF WAY 4 WIDE & 6 WIDE (D.P. 1219495)
(Y) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN (MEMORANDUM S700000A)
(Z) RESERVATIONS AND CONDITIONS IN CROWN GRANT.

SEE SHEET 2 FOR DIAGRAMS OF EXISTING EASEMENTS.
SEE SHEET 3, 4 & 5 FOR DIAGRAMS OF NEW EASEMENTS.

| | | | |
|---|---|---|---|
| Surveyor: ANTHONY JAMES OLIVER<br>Date of Survey: 20 - 04 - 2016<br>Surveyor's Ref: 180082(2)-DP-005-H<br>2016M7100 (297)<br>ADDITIONAL SHEETS | PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 AND EASEMENTS AFFECTING COMMON PROPERTY IN S.P. 68745 & 76195 | LGA: CENTRAL COAST<br>Locality: LISAROW<br>Subdivision No: 38096/2010<br>Lengths are in metres. Reduction Ratio 1:1000 | Registered 25.7.2016 | DP1218619 |

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:1 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X

# DIAGRAMS SHOWING EXISTING EASEMENTS

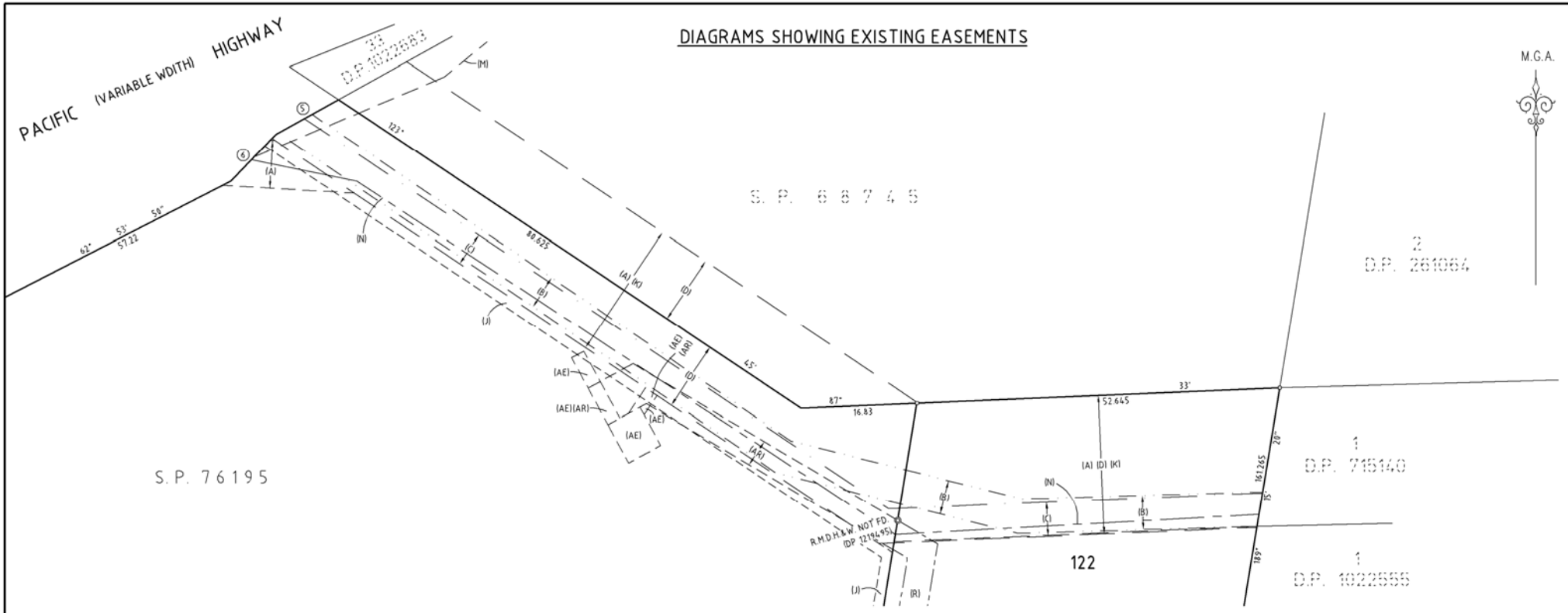



DIAGRAM 1
REDUCTION RATIO 1:400

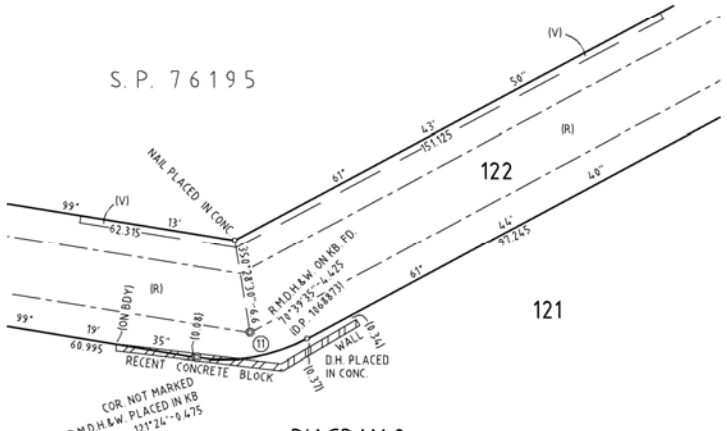



DIAGRAM 2
NOT TO SCALE

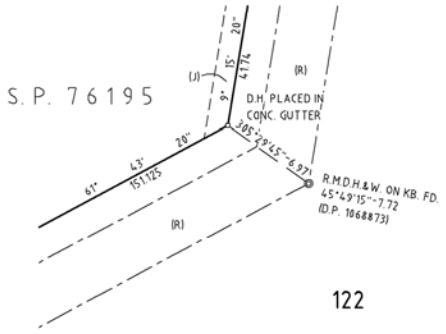



DIAGRAM 3
REDUCTION RATIO 1:250

(A) EASEMENT FOR ELECTRICITY PURPOSES 7 & 20.115 WIDE (VIDE Y636200)
(B) EASEMENT FOR SEWER RISING MAIN 5 WIDE (VIDE X516422)
(C) EASEMENT FOR WATER MAIN 5 WIDE (VIDE Y597800)
(D) RIGHT OF CARRIAGEWAY 10.06, 20.115 WIDE & VARIABLE WIDTH (VIDE D.P. 855300)
(J) EASEMENT TO DRAIN SEWAGE 1.5 WIDE (VIDE D.P. 1002210)
(K) EASEMENT FOR ELECTRICITY PURPOSES 20.115 WIDE (VIDE Z152812)
(M) EASEMENT DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION) (VIDE D.P. 855300)
(N) EASEMENT FOR TELEPHONE PURPOSES OVER EXISTING LINE OF PIPES (APPROX. POSITION) (VIDE D.P. 855300)
(R) RIGHT OF WAY 4 WIDE & VARIABLE WIDTH (VIDE D.P. 1068873 & AB551628)
(V) EASEMENT FOR SUPPORT 0.33 WIDE (VIDE S.P. 76195)
(AE) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 2 & 5.3 WIDE (D.P.1219495)
(AR) RIGHT OF WAY 4 & 6 WIDE (D.P.1219495)

NOTE: OTHER EASEMENTS EXIST WHICH HAVE NOT BEEN SHOWN

SCHEDULE OF SHORT & CURVED BOUNDARIES

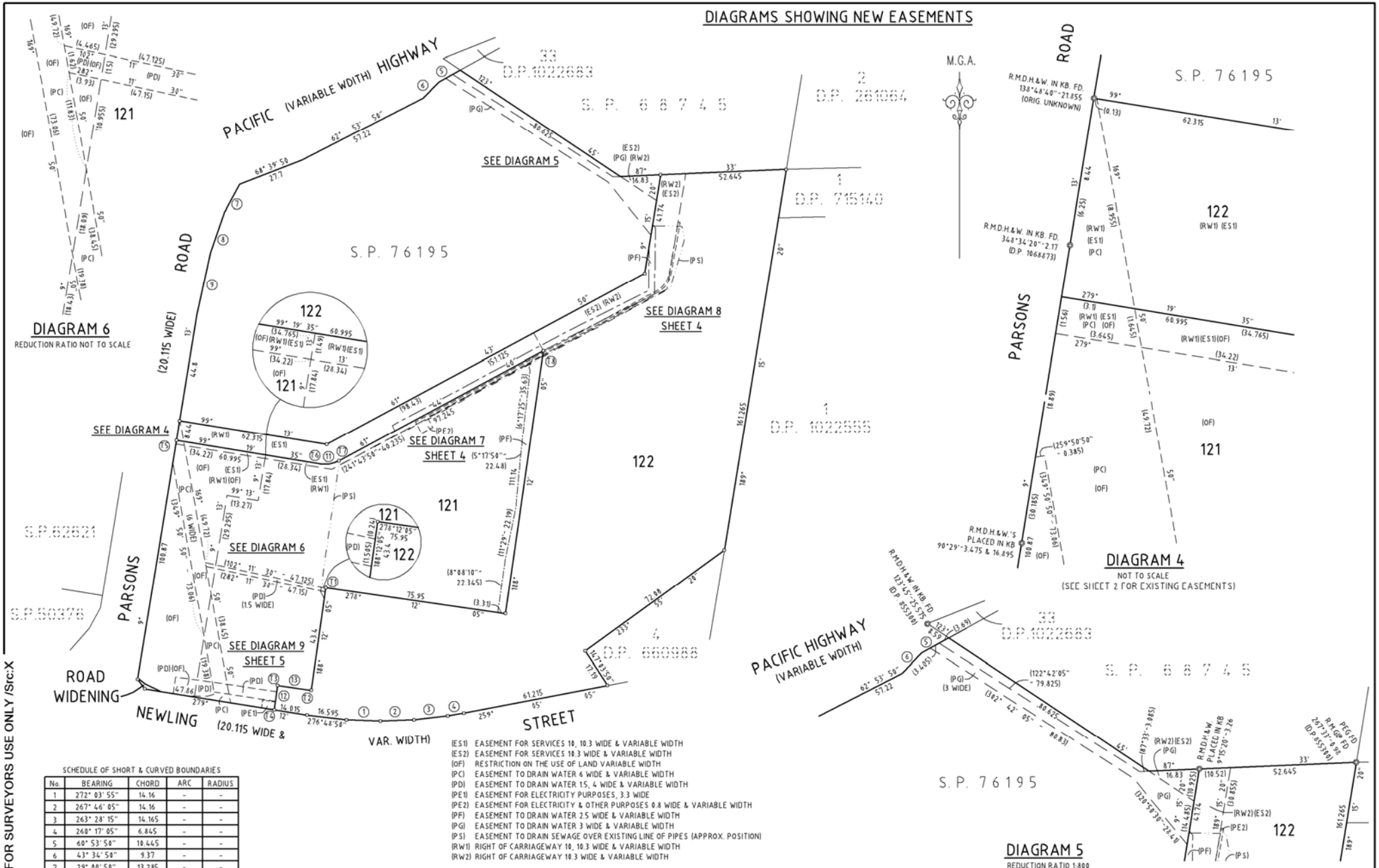
| No. | BEARING | DISTANCE | ARC | RADIUS |
|---|---|---|---|---|
| 5 | 60° 53' 50" | 10.445 | | |
| 6 | 43° 34' 50" | 9.37 | | |
| 11 | 80° 32' 05" | 7.86 | 8 | 12.2 |

10 20 30 40 50 Table of mm 90 100 110 120 130 140

| | | | |
|---|---|---|---|
| Surveyor: ANTHONY JAMES OLIVER<br>Date of Survey: 20 - 04 - 2016<br>Surveyor's Ref: 180082(2)-DP-005-H<br>2016M7100 (297)<br>ADDITIONAL SHEETS | PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 AND EASEMENTS AFFECTING COMMON PROPERTY IN S.P. 68745 & 76195 | LGA: CENTRAL COAST<br>Locality: LISAROW<br>Subdivision No: 38096/2010<br>Lengths are in metres. Reduction Ratio AS SHOWN | Registered<br>25.7.2016 | DP1218619 |

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:2 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X

# DIAGRAMS SHOWING NEW EASEMENTS




## DIAGRAM 6
REDUCTION RATIO NOT TO SCALE

## DIAGRAM 4
NOT TO SCALE
(SEE SHEET 2 FOR EXISTING EASEMENTS)

## DIAGRAM 5
REDUCTION RATIO 1:800
(SEE SHEET 2 FOR EXISTING EASEMENTS)

SCHEDULE OF SHORT & CURVED BOUNDARIES

| No. | BEARING | CHORD | ARC | RADIUS |
|---|---|---|---|---|
| 1 | 272° 03' 55" | 14.16 | - | - |
| 2 | 267° 46' 05" | 14.16 | - | - |
| 3 | 263° 28' 15" | 14.165 | - | - |
| 4 | 260° 17' 05" | 6.845 | - | - |
| 5 | 60° 53' 50" | 18.445 | - | - |
| 6 | 43° 34' 50" | 9.37 | - | - |
| 7 | 29° 00' 50" | 13.285 | - | - |
| 8 | 18° 53' 50" | 17.855 | - | - |
| 9 | 12° 25' 50" | 26.745 | - | - |
| 11 | 80° 32' 05" | 7.86 | 8 | 12.2 |
| 12 | 188° 12' 05" | 10.3 | - | - |
| 13 | 278° 12' 05" | 14.17 | - | - |

(ES1) EASEMENT FOR SERVICES 10, 10.3 WIDE & VARIABLE WIDTH
(ES2) EASEMENT FOR SERVICES 10.3 WIDE & VARIABLE WIDTH
(OF) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
(PC) EASEMENT TO DRAIN WATER 6 WIDE & VARIABLE WIDTH
(PD) EASEMENT TO DRAIN WATER 15, 4 WIDE & VARIABLE WIDTH
(PE1) EASEMENT FOR ELECTRICITY PURPOSES, 3.3 WIDE
(PE2) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 0.8 WIDE & VARIABLE WIDTH
(PF) EASEMENT TO DRAIN WATER 2.5 WIDE & VARIABLE WIDTH
(PG) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH
(PS) EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION)
(RW1) RIGHT OF CARRIAGEWAY 10, 10.3 WIDE & VARIABLE WIDTH
(RW2) RIGHT OF CARRIAGEWAY 10.3 WIDE & VARIABLE WIDTH

T1-T4 INC AND T5-T8 INC BOUNDARY AFFECTED BY RESTRICTION ON THE USE OF LAND (ITEM No. 13)

| | | | |
|---|---|---|---|
| Surveyor: ANTHONY JAMES OLIVER<br>Date of Survey: 20 - 04 - 2016<br>Surveyor's Ref: 180082(2)-DP-005-H<br>2016M7100 (297)<br>ADDITIONAL SHEETS | PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 AND EASEMENTS AFFECTING COMMON PROPERTY IN S.P. 68745 & 76195 | LGA: CENTRAL COAST<br>Locality: LISAROW<br>Subdivision No: 38096/2010<br>Lengths are in metres. Reduction Ratio 1:1000 | Registered<br>25.7.2016 | DP1218619 |

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:3 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X

10 20 30 40 50 Table of mm 90 100 110 120 130 140

# DIAGRAMS SHOWING NEW EASEMENTS

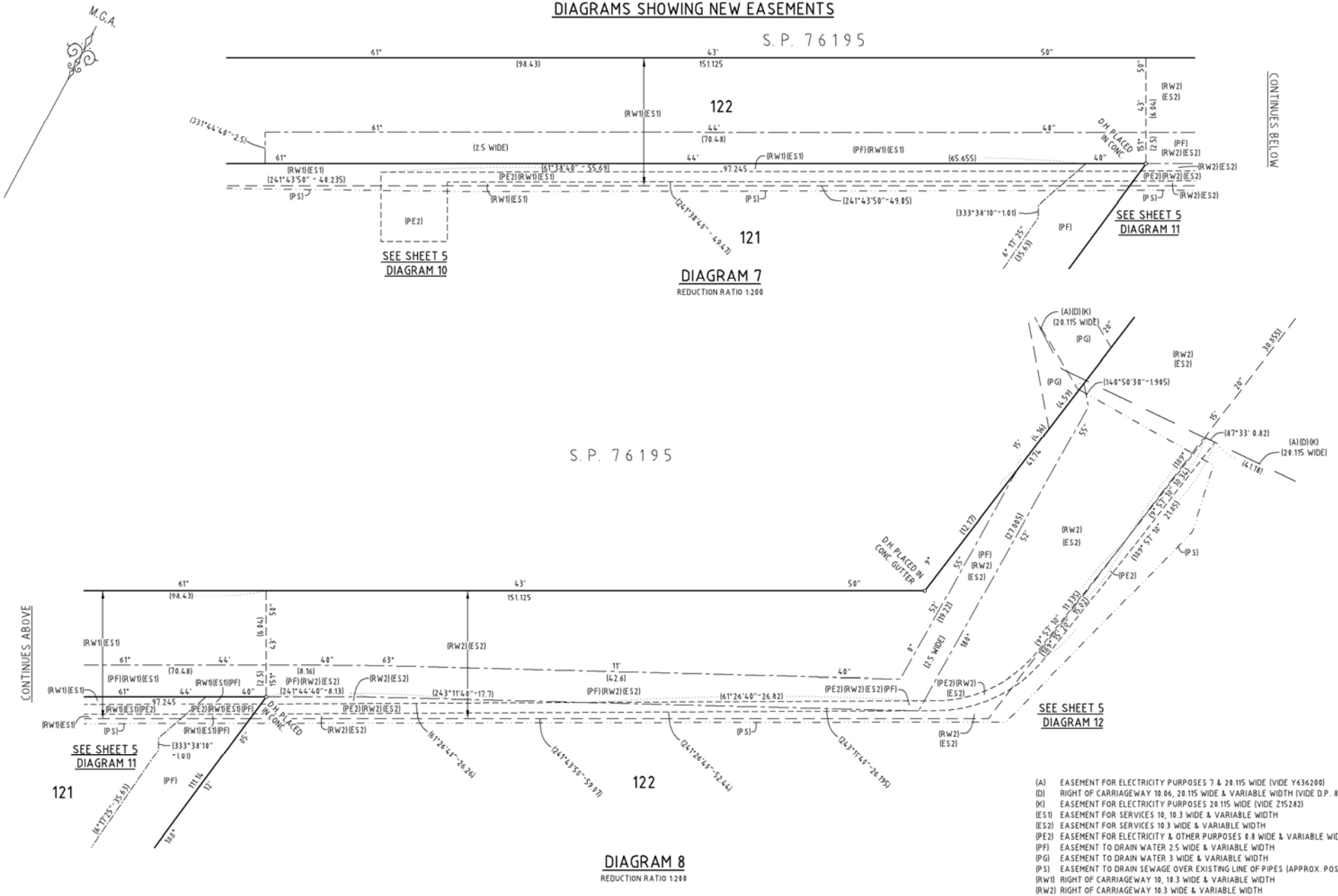



DIAGRAM 7
REDUCTION RATIO 1:200

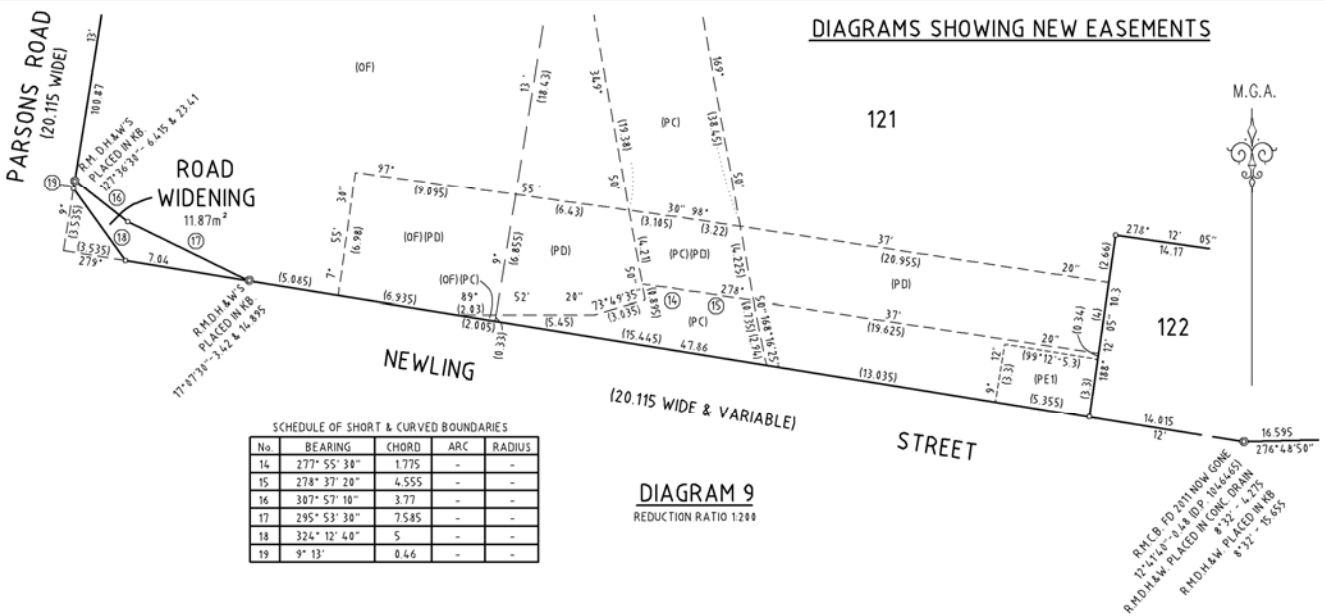
DIAGRAM 8
REDUCTION RATIO 1:200

(A) EASEMENT FOR ELECTRICITY PURPOSES 7 & 20.115 WIDE (VIDE Y636200)
(D) RIGHT OF CARRIAGEWAY 10.06, 20.115 WIDE & VARIABLE WIDTH (VIDE D.P. 855300)
(K) EASEMENT FOR ELECTRICITY PURPOSES 20.115 WIDE (VIDE Z15282)
(ES1) EASEMENT FOR SERVICES 10, 10.3 WIDE & VARIABLE WIDTH
(ES2) EASEMENT FOR SERVICES 10.3 WIDE & VARIABLE WIDTH
(PE2) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 8.8 WIDE & VARIABLE WIDTH
(PF) EASEMENT TO DRAIN WATER 2.5 WIDE & VARIABLE WIDTH
(PG) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH
(PS) EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION)
(RW1) RIGHT OF CARRIAGEWAY 10, 10.3 WIDE & VARIABLE WIDTH
(RW2) RIGHT OF CARRIAGEWAY 10.3 WIDE & VARIABLE WIDTH

| | | | | |
|---|---|---|---|---|
| Surveyor: ANTHONY JAMES OLIVER<br>Date of Survey: 20 - 04 - 2016<br>Surveyor's Ref: 180082(2)-DP-005-H<br>2016M7100 (297)<br>ADDITIONAL SHEETS | PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 AND EASEMENTS AFFECTING COMMON PROPERTY IN S.P. 68745 & 76195 | LGA: CENTRAL COAST<br>Locality: LISAROW<br>Subdivision No: 38096/2010<br>Lengths are in metres. Reduction Ratio 1:200 | Registered<br>25.7.2016 | DP1218619 |

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:4 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X

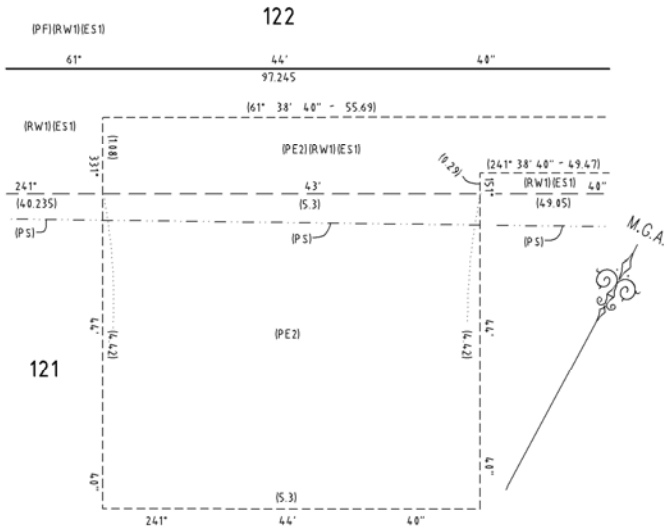
# DIAGRAMS SHOWING NEW EASEMENTS



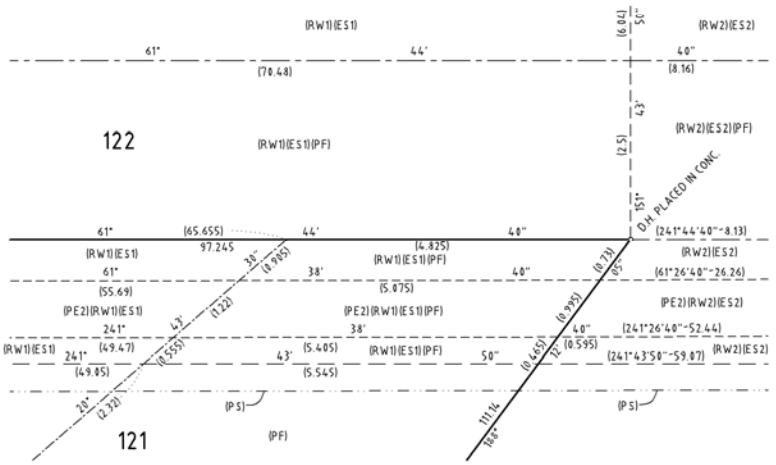

SCHEDULE OF SHORT & CURVED BOUNDARIES

| No. | BEARING | CHORD | ARC | RADIUS |
|---|---|---|---|---|
| 14 | 277° 55' 30" | 1.775 | - | - |
| 15 | 278° 37' 20" | 4.555 | - | - |
| 16 | 307° 57' 10" | 3.77 | - | - |
| 17 | 295° 53' 30" | 7.585 | - | - |
| 18 | 324° 12' 40" | 5 | - | - |
| 19 | 9° 13' | 0.46 | - | - |

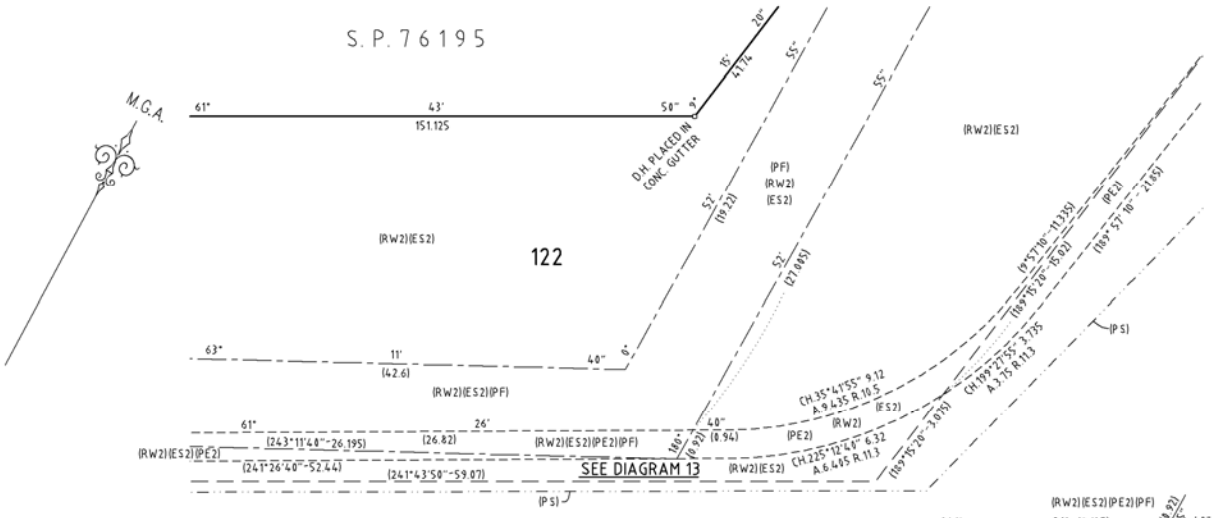
## DIAGRAM 9
REDUCTION RATIO 1:200



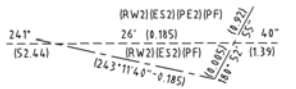

## DIAGRAM 10
REDUCTION RATIO 1:50




## DIAGRAM 11
REDUCTION RATIO 1:50




## DIAGRAM 12
REDUCTION RATIO 1:100




## DIAGRAM 13
NOT TO SCALE

(ES1) EASEMENT FOR SERVICES 10, 10.3 WIDE & VARIABLE WIDTH
(ES2) EASEMENT FOR SERVICES 10.3 WIDE & VARIABLE WIDTH
(OF) RESTRICTION ON THE USE OF LAND VARIABLE WIDTH
(PC) EASEMENT TO DRAIN WATER 6 WIDE & VARIABLE WIDTH
(PD) EASEMENT TO DRAIN WATER 15, 4 WIDE & VARIABLE WIDTH
(PE1) EASEMENT FOR ELECTRICITY PURPOSES, 3.3 WIDE
(PE2) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 0.8 WIDE & VARIABLE WIDTH
(PF) EASEMENT TO DRAIN WATER 2.5 WIDE & VARIABLE WIDTH
(PS) EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION)
(RW1) RIGHT OF CARRIAGEWAY 10, 10.3 WIDE & VARIABLE WIDTH
(RW2) RIGHT OF CARRIAGEWAY 10.3 WIDE & VARIABLE WIDTH

| | | | | |
|---|---|---|---|---|
| Surveyor: ANTHONY JAMES OLIVER<br>Date of Survey: 20 - 04 - 2016<br>Surveyor's Ref: 180082(2)-DP-005-H<br>2016M7100 (297)<br>ADDITIONAL SHEETS | PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 AND EASEMENTS AFFECTING COMMON PROPERTY IN S.P. 68745 & 76195 | LGA: CENTRAL COAST<br>Locality: LISAROW<br>Subdivision No: 38096/2010<br>Lengths are in metres. Reduction Ratio: AS SHOWN | Registered<br>25.7.2016 | DP1218619 |

10 20 30 40 50 Table of mm 90 100 110 120 130 140

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Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:6 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X**easing or folding will lead to rejection** ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET



Office Use Only

Registered: 25.7.2016

Title System: TORRENS

Purpose: SUBDIVISION

Office Use Only

**DP1218619**

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY ~~IN S.P. 76195~~**
S.P. 68745 & SP 76195

LGA: ~~GOSFORD~~ CENTRAL COAST
Locality: LISAROW
Parish: GOSFORD
County: NORTHUMBERLAND

## Crown Lands NSW/Western Lands Office Approval

I ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:.....

Date:.....

File Number:.....

Office:.....

## Subdivision Certificate

I, JAMES McNULTY

*Authorised Person/*~~General Manager~~/*~~Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

~~Accreditation number~~: .....

Consent Authority: GOSFORD COUNCIL

Date of endorsement: 20.05.2016

Subdivision Certificate number: 38096/2010

File number: 38096

*Strike through if inapplicable.

## Survey Certificate

I, ANTHONY JAMES OLIVER
of ADW JOHNSON PTY LIMITED
P.O. BOX 3717 TUGGERAH NSW 2259
a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 20th April 2016

~~*(b) The part of the land shown in the plan being easements and positive covenant was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation.~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.~~

Signature: Anthony J Olive Dated: 6/5/2016

Surveyor ID: 8357

Datum Line: 'X' - 'Y'

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep-Mountainous.~~

*Strike through if inapplicable.
^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

IT IS INTENDED TO DEDICATE THE ROAD WIDENING 11.87m² TO THE PUBLIC AS PUBLIC ROAD.

## Plans used in the preparation of this survey / ~~compilation~~

D.P. 45554
D.P. 712130
D.P. 832060
D.P. 855300
D.P. 882286
D.P.1002210
D.P. 1046465
D.P. 1068873
S.P. 68745
S.P. 76195

If space insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H
2016M7100 (297) ADDITIONAL SHEETS

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:7 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X Creasing or folding will lead to rejection

ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET



**Registered:** 25.7.2016 Office Use Only

Office Use Only

DP1218619

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~ S.P. 68745 & S.P. 76195**

Subdivision Certificate No: 38096/2010

Date of Endorsement: 20:05:2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO:

(A) CREATE:-

1. EASEMENT TO DRAIN WATER 6 WIDE & VARIABLE WIDTH (PC)
2. EASEMENT TO DRAIN WATER 1.5, 4 WIDE & VARIABLE WIDTH (PD)
3. RIGHT OF CARRIAGE WAY 10, 10.3 WIDE AND VARIABLE WIDTH (RW1)
4. EASEMENT FOR SERVICES 10, 10.3 WIDE AND VARIABLE WIDTH (ES1)
5. POSITIVE COVENANT ~~(MAINTENANCE AND REPAIR)~~
6. RIGHT OF CARRIAGE WAY 10.3 WIDE AND VARIABLE WIDTH (RW2)
7. EASEMENT FOR SERVICES 10.3 WIDE AND VARIABLE WIDTH (ES2)
8. POSITIVE COVENANT ~~(MAINTENANCE AND REPAIR)~~
9. EASEMENT TO DRAIN WATER 2.5 WIDE & VARIABLE WIDTH (PF)
10. EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES (APPROX. POSITION) (PS)
11. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 0.8 WIDE & VARIABLE WIDTH (PE2)
12. EASEMENT FOR ELECTRICITY PURPOSES, 3.3 WIDE (PE1)
13. RESTRICTION ON THE USE OF LAND
14. EASEMENT TO DRAIN WATER 3 WIDE AND VARIABLE WIDTH (PG)
15. RESTRICTION ON THE USE OF LAND VARIABLE WIDTH (OF)
16. POSITIVE COVENANT
17. RESTRICTION ON THE USE OF LAND
18. RESTRICTION ON THE USE OF LAND

Authorised Person
GOSFORD CITY COUNCIL

(B) RELEASE:-

1. RIGHT OF WAY AND EASEMENT FOR SERVICES 10 WIDE AND VARIABLE (D.P. 1046166 - ITEM 1)

STREET ADDRESSES OF LOTS ARE NOT AVAILABLE.

| LOT | STREET No. | STREET NAME | STREET TYPE | LOCALITY |
|---|---|---|---|---|
| 121 | | PARSONS | ROAD | LISAROW |
| 122 | | NEWLING | STREET | LISAROW |

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:8 of 12
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# DEPOSITED PLAN ADMINISTRATION SHEET



**Registered:** 25.7.2016 Office Use Only

Office Use Only

# DP1218619

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~ S.P 68745 & S.P. 76195**

Subdivision Certificate No: 38.096/2010

Date of Endorsement: 20:05:2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Executed by **PRINTBAN PTY LIMITED**
ACN 052 315 689 pursuant to Section 127
of the Corporations Act 2001:

Secretary

Director

Name of Secretary: PHILLIP BRAND

Name of Director: JOHN STEVENS

Address: SUITE 4 ILYA AVENUE ERINA 2250

Address: 583 CENTRAL COAST HWY WAMBERAL

I certify that an authorised officer of Gosford City Council who is personally known to me or as to whose identity I am otherwise satisfied signed this document in my presence.

Signature of witness:

Signature of authorised officer:

Name of witness: ROYCE MADDY

Name of authorised officer: JAMES McNULTY

Address of Witness: 49 MANN ST GOSFORD

Position of authorised officer: Manager Development & Compliance

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET



**Registered:** 25.7.2016 Office Use Only

Office Use Only

**DP1218619**

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~ S.P. 68745 & S.P. 76195**

Subdivision Certificate No: 380.96/2010

Date of Endorsement: 20.05.2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Signed Sealed and Delivered for and on behalf of )
Ausgrid by its Attorney, pursuant to Power of )
Attorney Registered Book ~~4677~~ 4643 No ~~685~~ 331 who )
declares that he/she has not received any notice )
of revocation of same, in the presence of: )

Signature of witness:

Lisa Jane Anderson

Name of witness:

570 George Street
Sydney

Address of Witness:

Signature of Attorney:

Michael McHugh

Name of Attorney:

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

# DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 5 OF 7 SHEET(S)

**Registered:** 25.7.2016 Office Use Only

Office Use Only

**DP1218619**

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~ S.P. 68745 & S.P. 76195**

Subdivision Certificate No: 38096/2010

Date of Endorsement: 20:05:2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

The Common Seal of The Owners - Strata Plan No 76195 was hereunto affixed on 23:5:2016 in the presence of Debra Couzens being the person authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

APPROVED FORM 8

CERTIFICATE OF OWNERS CORPORATION.

The Owners Strata Plan N° 76195 certifies that on 14.5.2014 it passed a special resolution accepting a: Plan and section 88B instrument DP 1218619 pursuant to section 26 Strata Schemes (Freehold Development) Act 1973.

THE OWNERS - STRATA PLAN No. 76195 Common Seal

**Approved Form 9**

**Certificate of Owners Corporation**

The Owners- Strata Plan No. 76195 certifies that:

(1) On 14th May 2014 it passed a special resolution agreeing to the execution of the plan # 1218619 pursuant to section 28(4) Strata Schemes (Freehold Development) Act 1973;

(2) The requirements of section 28(3)(a)(ii) Strata Schemes (Freehold Development) Act 1973 have been complied with in respect of the said dealing or plan.

THE OWNERS - STRATA PLAN No. 76195 Common Seal

**Approved Form 10**

**Certificate Initial Period**

(1) The Owners- Strata Plan No. 76195 hereby certifies that in respect of their strata scheme that:

*(c) The owners corporation issued a certificate indicating the passing of a special resolution authorising the execution on 14th May 2014

and

*(2) The initial ~~period~~ expired before the above date.

NOT EXPIRED

THE OWNERS - STRATA PLAN No. 76195 Common Seal

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

# DEPOSITED PLAN ADMINISTRATION SHEET

SHEET 6 OF 7 SHEET(S)

**Registered:** 25.7.2016 Office Use Only

Office Use Only

**DP1218619**

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~ S.P. 68745 & S.P. 76195**

Subdivision Certificate No: 38096/2010

Date of Endorsement: 20:05:2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

The Common Seal of The Owners - Strata Plan No 68745 was hereunto affixed on 25th 5 2016 in the presence of JILL WALSHAW being the person authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

THE OWNERS OF STRATA PLAN No. 68745 Common Seal

APPROVED FORM 8

CERTIFICATE OF OWNERS CORPORATION

The Owners Strata Plan N° 68745 certifies that on 18.4.2016 it passed a special resolution accepting a Plan and section 88B instrument DP1218619 pursuant to section 26 Strata (Freehold Development) Act 1973.

THE OWNERS OF STRATA PLAN No. 68745 Common Seal

**Approved Form 9**

**Certificate of Owners Corporation**

The Owners- Strata Plan No. certifies that:

(1) On 18.4.2016 it passed a special resolution agreeing to the execution of the plan # 68745 pursuant to section 28(4) Strata Schemes (Freehold Development) Act 1973;

(2) The requirements of section 28(3)(a)(ii) Strata Schemes (Freehold Development) Act 1973 have been complied with in respect of the said dealing or plan.

**Approved Form 10**

**Certificate Initial Period**

(1) The Owners- Strata Plan No 68745 hereby certifies that in respect of their strata scheme that:

*(c) The owners corporation issued a certificate indicating the passing of a special resolution authorising the execution on 18.4.2016

and

*(2) The initial period expired before the above date.

THE OWNERS OF STRATA PLAN No. 68745 Common Seal

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

Req:R117397 /Doc:DP 1218619 P /Rev:26-Jul-2016 /Sts:SC.OK /Pgs:ALL /Prt:27-Jul-2016 04:30 /Seq:12 of 12
Ref:lpi:eplan-eplan FOR SURVEYORS USE ONLY /Src:X**easing or folding will lead to rejection**

ePlan

# DEPOSITED PLAN ADMINISTRATION SHEET



**Registered:** 25.7.2016 Office Use Only

Office Use Only

# DP1218619

**PLAN OF SUBDIVISION OF LOT 12 IN D.P. 1002210 & EASEMENTS ~~TO DRAIN WATER~~ AFFECTING COMMON PROPERTY IN ~~S.P. 76195~~** S.P. 68745 & S.P. 76195.

Subdivision Certificate No: 38096/2010

Date of Endorsement: 20:05:2016

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Consent of Mortgagee **FABCOT PTY LTD**

Signed by Fabcot Pty Ltd
by its Attorney RODNEY ALBINO BORDIGNON
pursuant to Power of Attorney registered book 4674 No 186
who has no notice of revocation of the said
Power of Attorney, in the presence of:

Witness

ALISON ROLFE

Name of Witness

Attorney

Rodney Albino Bordignon

Name of Attorney

If space insufficient use additional annexure sheet

SURVEYOR'S REFERENCE: 180082(2)-DP-005-H 2016M7100 (297) ADDITIONAL SHEETS

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/660988

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 6/11/2019 | 10:13 AM | 4 | 8/5/2017 |

LAND

LOT 4 IN DEPOSITED PLAN 660988
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP660988

FIRST SCHEDULE

MALACHITE HOLDINGS PTY LTD
J R STEVENS NOMINEES PTY LIMITED
AS TENANTS IN COMMON IN EQUAL SHARES (T AM357526)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 06/11/2019 10:13:14

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 122/1218619

| SEARCH DATE | TIME | EDITION NO | DATE |
|---|---|---|---|
| 6/11/2019 | 10:13 AM | 4 | 4/7/2017 |

LAND

LOT 122 IN DEPOSITED PLAN 1218619
AT LISAROW
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF GOSFORD COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1218619

FIRST SCHEDULE

ULAWATU PROPERTIES PTY LTD (T AM536892)

SECOND SCHEDULE (36 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE MEMORANDUM S700000A
3 X516422 EASEMENT FOR SEWER RISING MAIN 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 Y636200 EASEMENT FOR ELECTRICITY PURPOSES 7 & 20.115 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5 Y597800 EASEMENT FOR WATER MAIN 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6 Z15282 EASEMENT FOR ELECTRICITY PURPOSES 20.115 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
7 DP855300 RIGHT OF CARRIAGEWAY 10.06, 20.115 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
8 DP855300 RIGHT OF CARRIAGEWAY 10.06, 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
9 DP855300 EASEMENT TO DRAIN WATER 5 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
10 DP855300 EASEMENT FOR TELEPHONE PURPOSES OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
11 DP855300 RESTRICTION(S) ON THE USE OF LAND
12 DP1002210 EASEMENT TO DRAIN SEWAGE 1.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (36 NOTIFICATIONS) (CONTINUED)
---

13 DP1002210 RESTRICTION(S) ON THE USE OF LAND
14 AB551628 RIGHT OF WAY 4 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
15 SP76195 EASEMENT FOR SUPPORT 0.33 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
16 DP1218619 EASEMENT TO DRAIN WATER 6 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
17 DP1218619 EASEMENT TO DRAIN WATER 1.5, 4 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
18 DP1218619 RIGHT OF CARRIAGEWAY 10, 10.3 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
19 DP1218619 RIGHT OF CARRIAGEWAY 10, 10.3 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
20 DP1218619 EASEMENT FOR SERVICES 10, 10.3 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
21 DP1218619 EASEMENT FOR SERVICES 10, 10.3 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
22 DP1218619 POSITIVE COVENANT REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
23 DP1218619 RIGHT OF CARRIAGEWAY 10.3 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
24 DP1218619 RIGHT OF CARRIAGEWAY 10.3 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
25 DP1218619 EASEMENT FOR SERVICES 10.3 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
26 DP1218619 EASEMENT FOR SERVICES 10.3 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
27 DP1218619 POSITIVE COVENANT REFERRED TO AND NUMBERED (8) IN THE S.88B INSTRUMENT
28 DP1218619 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
29 DP1218619 EASEMENT TO DRAIN WATER 2.5 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
30 DP1218619 EASEMENT TO DRAIN SEWAGE OVER EXISTING LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
31 DP1218619 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 0.8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

END OF PAGE 2 - CONTINUED OVER

SECOND SCHEDULE (36 NOTIFICATIONS) (CONTINUED)
---

| | | |
|---|---|---|
| 32 | DP1218619 | EASEMENT FOR ELECTRICITY PURPOSES 3.3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED |
| 33 | DP1218619 | RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (13) IN THE S.88B INSTRUMENT |
| 34 | DP1218619 | EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED |
| 35 | DP1227694 | EASEMENT FOR CAR PARKING VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1227694 |
| 36 | DP1227694 | RIGHT OF ACCESS VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1227694 |

NOTATIONS
---

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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# AHIMS Web Services (AWS)
## Search Result

Purchase Order/Reference : 190624

Client Service ID : 464223

Brooke Sauer

5 Pioneer Avenue
Tuggerah  New South Wales  2259

Attention: Brooke  Sauer

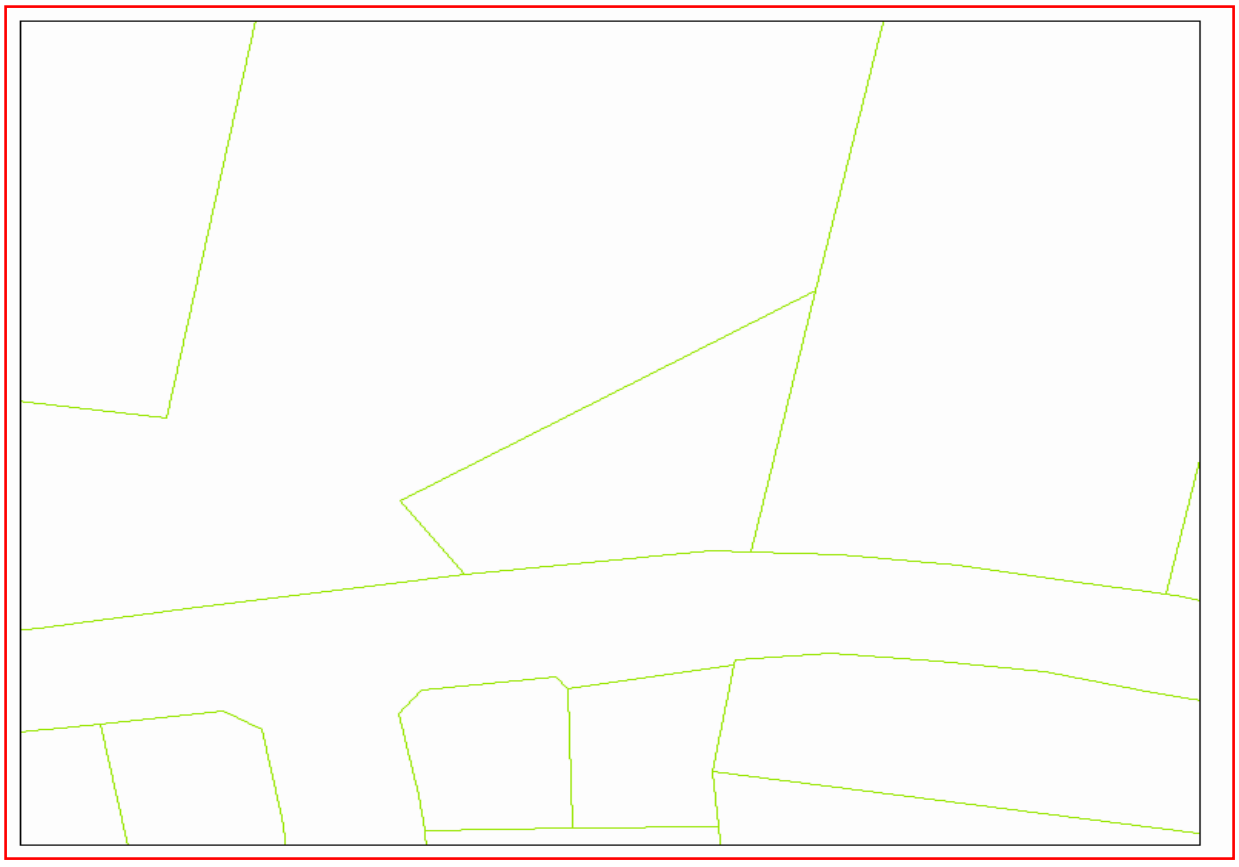
Email: brookes@adwjohnson.com.au

Date: 13 November 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 4, DP:DP660988 with a Buffer of 50 meters, conducted by Brooke Sauer on 13 November 2019.**

**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 the Office of the Environment and Heritage 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 (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit 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 be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage 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.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

# AHIMS Web Services (AWS)
## Search Result

Purchase Order/Reference : 190624 1

Client Service ID : 464232

Brooke Sauer

5 Pioneer Avenue
Tuggerah  New South Wales  2259

Attention: Brooke  Sauer

Email: brookes@adwjohnson.com.au

Date: 13 November 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 122, DP:DP1218619 with a Buffer of 50 meters, conducted by Brooke Sauer on 13 November 2019.**

**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 the Office of the Environment and Heritage 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. * |

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- 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.
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- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
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Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au



Travers

bushfire & ecology

# bushfire protection assessment

Proposed three (3) lot subdivision

Lot 122 DP 1218619 & Lot 4 DP 660988
121-129 Newling Street
Lisarow

Under Section 100B of the Rural Fires Act (1997)

February 2020
(Ref: 18ADW06)

# Bushfire Protection Assessment

**Proposed subdivision**
**Lot 122 DP 1218619 & Lot 4 DP 660988**
**121 – 129 Newling Street**
**Lisarow**

| | |
|---|---|
| Report Authors: | Nicole van Dorst BPAD-L3 23610<br>Emma Buxton *B.Sc* |
| Plans prepared: | Bronte Talbot *B.Sc.* |
| Checked by: | Nicole van Dorst BPAD-L3 23610 |
| Date: | 25 February 2020 |
| File: | 18ADW06 |

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BPAD Bushfire Planning & Design Accredited Practitioner Level 3

**Disclaimer:**

This report has been prepared to provide advice to the client on matters pertaining to the particular and specific development proposal as advised by the client and / or their authorised representatives. This report can be used by the client only for its intended purpose and for that purpose only. Should any other use of the advice be made by any person, including the client, then this firm advises that the advice should not be relied upon. The report and its attachments should be read as a whole and no individual part of the report or its attachments should be relied upon as meaning it reflects any advice by this firm. The report does not suggest or guarantee that a bush or grass fire will not occur and or impact the development. This report advises on matters published by the *NSW Rural Fire Service* in their guideline *Planning for Bush Fire Protection 2006* and other advice available from that organisation.

The mapping is indicative of available space and location of features which may prove critical in assessing the viability of the proposed works. Mapping has been produced on a map base with an inherent level of inaccuracy, the location of all mapped features are to be confirmed by a registered surveyor.

TBE Environmental Pty Ltd
ABN 85 624 419 870
PO Box 7138
Kariong NSW 2250

38A The Avenue
Mt Penang Parklands
Central Coast Highway
Kariong NSW 2250

t: 02 4340 5331
e: info@traversecology.com.au
www.traversecology.com.au

# EXECUTIVE SUMMARY

A bushfire protection assessment has been undertaken for the proposed subdivision of Lot 122 DP 1218619 & Lot 4 DP 660988, No. 121 – 129 Newling Street, Lisarow. The subdivision will involve the creation of three (3) new allotments.

The site is zoned B2 – Local Centre. The objectives of this zone is to promote businesses and a range of employment uses (i.e. office, retail and light industrial uses). Future uses permitted with consent include:

- Community facilities (Class 9b assembly buildings & childcare centre), hotel or motel accommodation;
- Light industries, shops, nurseries, retail premises, warehouses or distribution centres; and
- Residential (but only as part of a mixed use development i.e. shop top housing).

Whilst this report has been prepared for subdivision purposes only, indicative asset protection zones (APZ's) have been provided based on the uses identified above. This includes minimum APZ's to avoid flame contact (i.e. Class 5-8 commercial development), APZ's based on a radiant heat threshold of 10kW/$m^2$ for special fire protection purpose development (SFPP (childcare centre and Class 9 & 9b (assembly buildings) with a floor space area of greater than 500$m^2$) and APZ's for residential purposes based on a BAL 29.

The development is categorised by the NSW Rural Fire Service (RFS) as being a residential subdivision and this requires the RFS to issue a bushfire safety authority (BSA) in accordance with Planning for Bush Fire Protection (PBP). This proposal has been prepared in accordance with *PBP 2019* in its entirety and the development complies with all relevant performance requirements in this version of PBP.

The assessment found that bushfire can potentially affect the proposed development from the forest vegetation located beyond the adjoining residential development in the north and beyond Newling Street to the south-east and south-west resulting in possible ember and radiant heat attack.

The assessment has concluded that the proposed development will provide:

- APZs in accordance with the minimum setbacks outlined within *PBP 2019;*
- Provision of access in accordance with the acceptable solutions outlined in *PBP 2019*;
- Water, electricity and gas supply in compliance with the acceptable solutions outlined in *PBP 2019;* and
- Future building construction within each lot will be subject to separate bushfire assessment with consideration of construction in accordance *AS3959-2009*, if applicable.

**GLOSSARY OF TERMS**

| | |
|---|---|
| APZ | Asset protection zone |
| *AS1596* | *Australian Standard – The storage and handling of LP Gas* |
| *AS2419* | *Australian Standard – Fire hydrant installations* |
| *AS3745* | *Australian Standard – Planning for emergencies in facilities* |
| *AS3959* | *Australian Standard – Construction of buildings in bushfire-prone areas 2009* |
| *BAL* | *bushfire attack level* |
| *NCC* | *National Construction Code* |
| BSA | bushfire safety authority |
| DA | development application |
| EEC | endangered ecological community |
| *EP&A Act* | *Environmental Planning & Assessment Act 1979* |
| FDI | fire danger index |
| ha | hectare |
| IPA | inner protection area |
| m | metres |
| OPA | outer protection area |
| *PBP* | *Planning for Bush Fire Protection 2019* |
| *RF Act* | *Rural Fires Act 1997* |
| RFS | NSW Rural Fire Service |
| SFPP | special fire protection purpose |
| *TSC Act* | *Threatened Species Conservation Act 1995* |

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REFERENCES

SCHEDULE 1 – Bushfire Protection Measures

APPENDIX 1 – Management of Asset Protection Zones



# Introduction 1

*Travers bushfire & ecology* has been requested to undertake a revised bushfire protection assessment for the proposed subdivision of Lot 122 DP 1218619 & Lot 4 DP 660988, No. 121 – 129 Newling Street, Lisarow. The subdivision will involve the creation of three (3) new allotments.

The proposed development is located on land mapped by *Central Coast Council* as being bushfire prone (refer Figure 1.1). This triggers a formal assessment by Council in respect of the NSW Rural Fire Service (RFS) policy against the provisions of *Planning for Bush Fire Protection 2006 (PBP).*

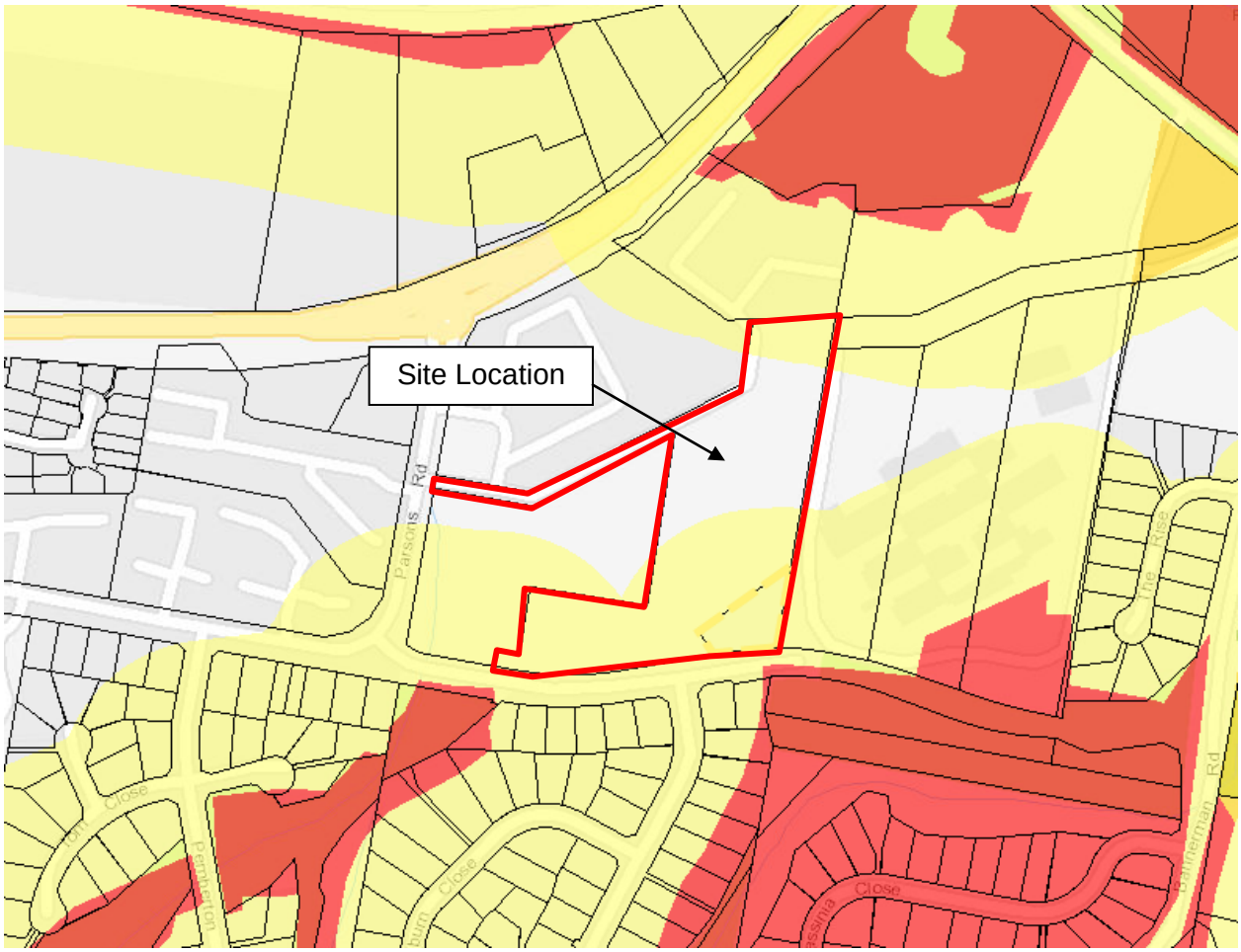



**Figure 1.1 –** Bushfire prone land map
*(source: Planning Portal, 2020)*

## 1.1 Aims of the assessment

The aims of the bushfire protection assessment are to:

- review the bushfire threat to the landscape
- undertake a bushfire attack assessment in accordance with *PBP*
- provide advice on mitigation measures, including the provision of asset protection zones (APZs), construction standards and other specific fire management issues
- review the potential to carry out hazard management over the landscape

## 1.2 Project synopsis

The proposed development involves a three (3) lot commercial subdivision of Lot 122 DP 1218619 & Lot 4 DP 660988 to create proposed Lots 1, 2 and 3 (refer Figure 1.2). The proposal will be subject to further assessment at individual DA stage for building construction. For the purposes of this assessment, *Travers bushfire & ecology* have provided indicative asset protection zones (APZ's) to guide the following future uses that are permitted with consent:

- Community facilities (i.e. childcare centre and Class 9b assembly buildings with a floor space of >500m$^2$);
- Light industries, retail premises or warehouses and
- Residential (but only as part of a mixed use development i.e. shop top housing).

Primary access to proposed Lot 3 is provided via an 8m wide private road connecting to Parsons Road in the west. Access to proposed Lots 1 & 2 is provided via Newling Street in the south. Schedule 1 shows the proposed subdivision development and bushfire protection measures, including APZs.




**Figure 1.2 –** Plan of proposed subdivision (prepared by ADW Johnson, dated 18.02.2020, ref 190624-PSK-005)

## 1.3 Information collation

To achieve the aims of this report, a review of the information relevant to the property was undertaken prior to the initiation of field surveys. Information sources reviewed include the following:

- Plan of subdivision prepared by *ADW Johnson,* Ref: 190624-PSK-005, dated 18.02.2020
- *NearMap* aerial photography
- Topographical maps DLPI of NSW 1:25,000
- Australian Standard 3959 *Construction of buildings in bushfire-prone areas (AS3959)*
- *Planning for Bush Fire Protection 2019 (RFS).*

An inspection of the proposed development site and surrounds was undertaken by Emma Buxton in January 2020 to assess the topography, slopes, aspect, drainage, vegetation and adjoining land use. The identification of existing bushfire measures and a visual appraisal of bushfire hazard and risk were also undertaken.

## 1.4 Site description

The site is located to the north of the Newling Street and east of Parsons Road, Lisarow within the local government area (LGA) of the Central Coast.

The majority of the site consists of vacant managed land whilst the northern portion supports an existing carpark linking to Parsons Road in the west via an 8m wide private road. The property is bound by Lisarow High School to the east and commercial / residential land to the north and west (refer Figure 1.3). The land beyond Newling Street to the south-east and south-west is mapped by Gosford LGA Vegetation Mapping 2004 as Coastal Narrabeen Moist Forest, whilst the land 70m to the north supports vegetation identified as Alluvial Paperbark Sedge Forest.

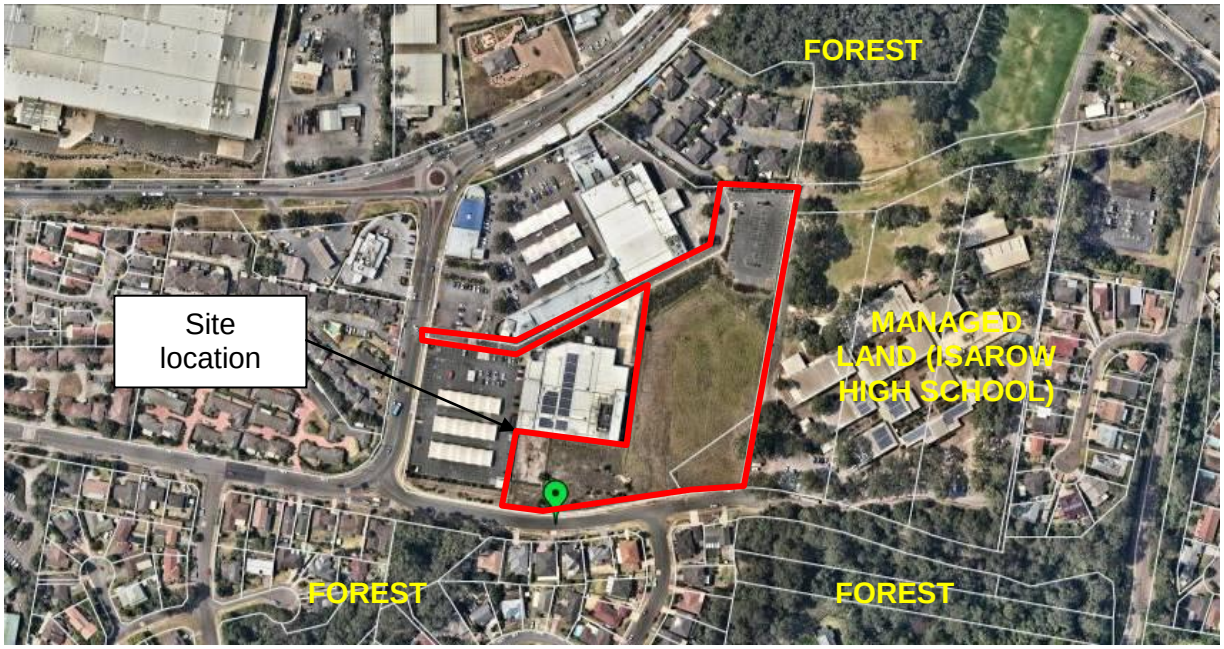



**Figure 1.3** – Aerial appraisal
*(source: Nearmap, 2020)*

## 1.5 Legislation and planning instruments

| | |
|---|---|
| Is the site mapped as bushfire prone? | Yes |
| Proposed development type | Commercial subdivision |
| Is the development considered integrated for the purposes of Section 100B of the *Rural Fires Act 1997?* | Yes – referral to and approval by the NSW RFS is required for the issue of a bushfire safety authority (BSA) |
| Is the proposal located in an Urban Release Area as defined under Clause 273 of the EP&A Regulations? | No |
| Zoning | B2 – Local Centre (refer Figure 1.4) |
| Significant environmental features | No |
| Details of any Aboriginal heritage | No |
| Does the proposal rely on an alternative solution? | No |

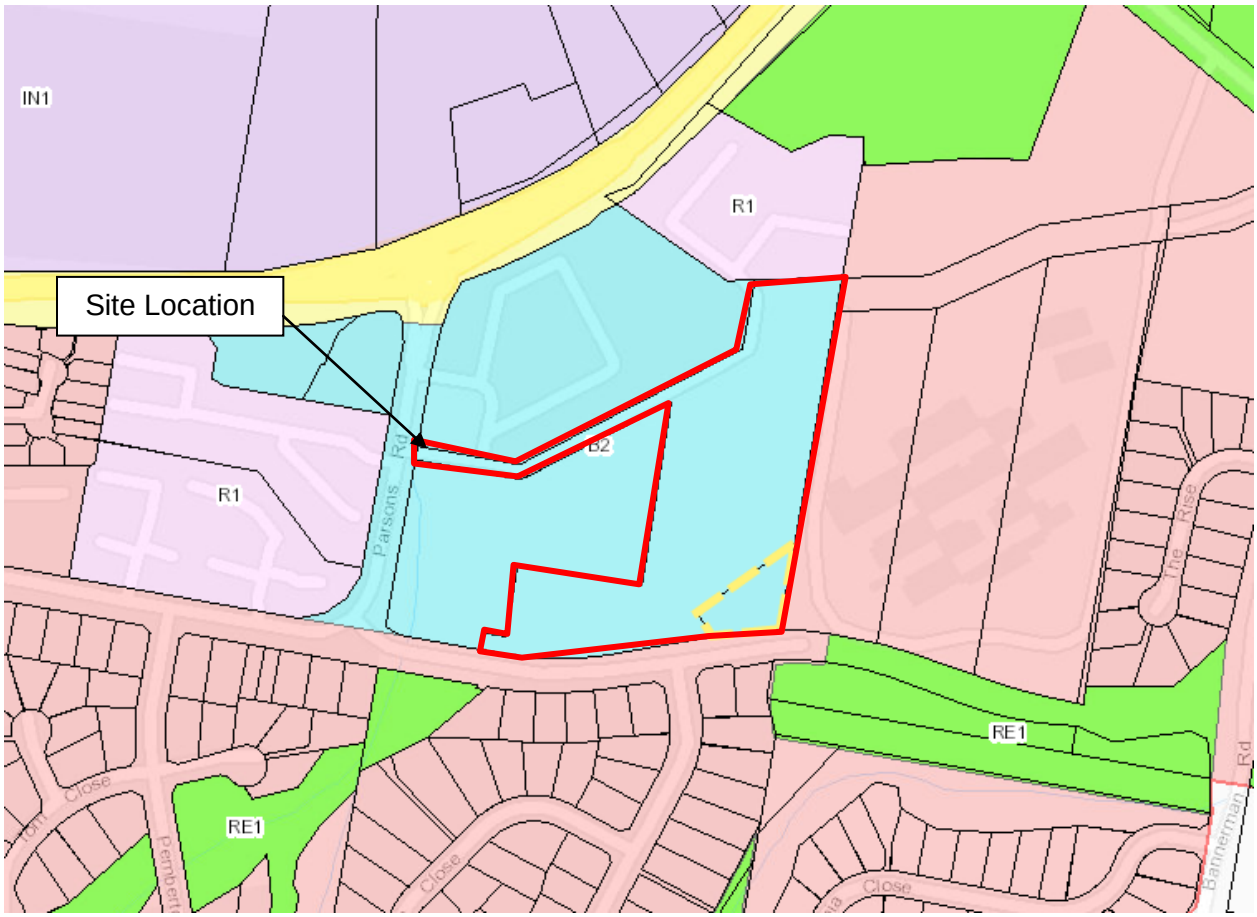



**Figure 1.4 –** Zoning map
*(source: Gosford LEP, 2014)*



# Bushfire Threat Assessment 2

To assess the bushfire threat and to determine the required width of an APZ for a development, a review of the elements that comprise the overall threat needs to be completed.

*PBP* provides a methodology to determine the size of any APZ that may be required to offset possible bushfire attack. These elements include the potential hazardous landscape that may affect the site and the effective slope within that hazardous vegetation.

## 2.1 Hazardous fuels

*PBP* guidelines require the identification of the predominant vegetation formation in accordance with David Keith (2004) to determine APZ distances for future development. The hazardous vegetation is calculated for a distance of at least 140m from a proposed building envelope.

The vegetation within 140m of the site has been identified as:

- Coastal Narrabeen Moist Forest located within the RE1 zoned land beyond Newling Street to the south-east and south-west (refer Photo 1 & 2). In accordance with Table A1.12.8 in PBP 2019 this community is identified as a 'forest' formation; and



**Photo 1** – Forest vegetation located beyond Newling Street (south-east)



**Photo 2** – Forest vegetation located beyond Newling Street (south-west)

- Alluvial Paperbark Sedge Forest (Coastal Swamp Forest) located over 70m to the north (refer Photo 3). In accordance with Table A1.12.8 in PBP 2019 this community is identified as a 'forest' formation.



**Photo 3** – Forest vegetation located to the north

The remaining land within 140 meters of the site is not considered a bushfire threat. Lisarow High School to the immediate east supports managed / mowed grounds with sparse canopy

trees. As a result this vegetation is not considered a bushfire hazard to the proposed development.

## 2.2 Effective slope

The effective slope is determined by reviewing the slopes within 100m of the development boundary. Effective slope refers to that slope which provides the most effect upon likely fire behaviour. A mean average slope may not in all cases provide sufficient information such that an appropriate assessment can be determined.

The effective slope within the hazardous areas is summarised as follows:

- 0-5 degrees downslope to the north
- Level to upslope in the south-west
- 10 – 15 degrees downslope to the south-east

## 2.3 Bushfire attack assessment

The following assessment has determined the APZ and BAL levels via the following approach;

- Table A1.12.2 & A1.12.5 of *PBP 2019*.

A fire danger index (FDI) of 100 has been used to calculate bushfire behaviour on the site based on its location within the Greater Sydney region. Table 2.1 provides a summary of the bushfire attack assessment based on residential development and the methodologies identified above.

**Table 2.1 – Bushfire attack assessment**

| Aspect | Vegetation within 140m of development | Effective slope of land | APZ required for commercial development (metres) (BAL 40) | APZ required for residential development (metres) (BAL 29) | APZ required for SFPP development (metres) |
|---|---|---|---|---|---|
| **Proposed Lot 1** | | | | | |
| South-west | Forest | Level to upslope | 18 (19m managed separation provided) | 24 | 67 |
| North, east and west | Managed land / Proposed Lot 2 | N/A | N/A | N/A | N/A |
| **Proposed Lot 2** | | | | | |
| South-east | Forest | 10-15$^{oD}$ | 36 | 45 | 100 |
| North, east and west | Managed land / Proposed Lot 1 | N/A | N/A | N/A | N/A |
| **Proposed Lot 3** | | | | | |
| North | Forest | 0-5$^{oD}$ | 22 (70m managed separation provided) | 29 (70m managed separation provided) | 79 |

| Aspect | Vegetation within 140m of development | Effective slope of land | APZ required for commercial development (metres) (BAL 40) | APZ required for residential development (metres) (BAL 29) | APZ required for SFPP development (metres) |
|---|---|---|---|---|---|
| East and west | Managed land | N/A | N/A | N/A | N/A |
| South | Proposed Lot 2 | N/A | N/A | N/A | N/A |

*Notes: * Slope is either 'U' meaning up slope or 'C' meaning cross slope or 'D' meaning down slope*



# Specific Protection Issues 3

## 3.1 Asset protection zones

An APZ is an area of defendable space between hazardous vegetation and buildings. The APZ generally consists of two subordinate areas, an inner protection area (IPA) and an outer protection area (OPA). The OPA is closest to the bush and the IPA is closest to the dwellings. The IPA cannot be used for habitable dwellings but can be used for all external non-habitable structures such as pools, sheds, non-attached garages, cabanas, etc.

Future development associated with commercial purposes is to provide for an appropriate defendable space between hazardous vegetation and the future commercial development to comply with the aims and objectives of *PBP*. The APZ's for commercial development provided in Table 2.1 aim to avoid flame zone contact to future buildings.

*PBP* dictates that the subsequent extent of bushfire attack that can potentially emanate from a bushfire must not exceed a radiant heat flux of 29*kW/m*$^2$ for residential development and 10*kW/m*$^2$ for SFPP developments. This rating assists in determining the size of the APZ for these types of developments.

Table 3.1 outlines the proposal's compliance with the performance criteria for APZs.

**Table 3.1 – Performance criteria for asset protection zones (*PBP* 2019 guidelines)**

| Performance criteria | Acceptable solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| Potential residential building footprints will not be exposed to radiant heat levels exceeding 29kW/m$^2$ on each proposed lot | APZs are provided in accordance with Tables A1.12.2 and A1.12.4 based on the FFDI | ☑ | ☐ | Refer Table 2.1 and Schedule 1 attached. The subdivision is capable of providing adequate setbacks for future residential development (if applicable). |
| Radiant heat levels of greater than 10kW/m$^2$ will not be experienced on any part of the future SFPP buildings | The building is provided with an APZ in accordance with Table A1.12.1 in Appendix 1. | ☑ | ☐ | Refer Table 2.1 and Schedule 1 attached. Lot 3 is capable of supporting a future SFPP development (if applicable). Lot 1 & 2 are more constrained, however these APZ's could be reduced further following a more detailed performance based assessment. |
| APZs are managed and maintained to prevent the spread of a fire towards the building | APZs are managed in accordance with the requirements of Appendix 4 | ☑ | ☐ | Complies. Can be a condition of consent |

| Performance criteria | Acceptable solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| The APZ is provided in perpetuity | APZs are wholly within the boundaries of the development site | ☑ | ☐ | Complies |
| APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised | The APZ is located on lands with a slope of less than 18$^{o}$ | ☑ | ☐ | Complies. All slopes are less than 18 degrees. |
| Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions | Landscaping is in accordance with Appendix 4 | ☑ | ☐ | Can be a condition of consent |
| | Fencing is constructed in accordance with section 7.6. | ☑ | ☐ | Can be a condition of consent (see Note 1 below) |
| **Note 1**: Section 7.6 of PBP states that all fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL 29 or greater, they should be made of non-combustible material only. | | | | |

### 3.2 Building protection

Building construction standards for the proposed future buildings (Classes 2, 3, 4 and 9b buildings or a Class 10a associated with Classes 2, 3, 4 and 9b buildings), located within 100m of bushfire prone land will need to comply with *AS3959 Construction of buildings in bushfire prone areas (2018)* and Section 7.5 of *Planning for Bush Fire Protection 2019*.

The APZs recommended are based on the BAL rating applicable and the development type as follows:

- Future residential use will need to comply with BAL 29 as a minimum.
- Commercial development (i.e. Class 5 – 8 buildings under the National Construction Code (NCC)). Whilst bushfire requirements are not captured in the NCC for commercial development, the adoption of *AS3959* should be considered on a case by case basis. Future applications for building construction will need consider the adoption of AS3959 (pending the buildings location, access provisions and type of development).
- Future SFPP development are to be provided with larger APZs / setback equivalent to 10kW/m$^{2.}$ This equates to a BAL 12.5 standard.

### 3.3 Hazard management

APZs are required to be managed as an IPA in accordance with RFS guidelines *Standards for Asset Protection Zones* (RFS, 2005), with landscaping design to comply with Appendix 4 of *PBP*. Appendix 2 provides maintenance advice for vegetation within the APZ.
The entire development area (Lots 1, 2 & 3) is to be managed as an IPA throughout the lifetime of the development and until each lot is sold / developed and the hazard is removed.

A summary of the guidelines for managing APZs are attached as Appendix 1 to this report.

### 3.4 Access for fire fighting operations

Proposed Lot 3 (includes the entire private road) with access to be provided exclusively by this private road connecting to Parsons Road in the west. Access to proposed Lots 1 & 2 is provided via the existing Newling Street in the south.

Whilst there are no new roads proposed to be constructed as part of this application, Table 3.1 below does outline the performance criteria for future property access roads.

**Table 3.2 – Performance criteria for future property access (*PBP* 2019)**

| Performance criteria | | Acceptable solution | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|---|
| PROPERTY ACCESS | Firefighting vehicles can access the dwelling and exit the property safely. | There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. | ☑ | | Proposed Lots 1 & 2 are provided with direct frontage to the public road system (<70m distances). No further requirements will be necessary for these lots. |
| | | In circumstances where this cannot occur, the following requirements apply: | | | |
| | | minimum 4m carriageway width; | ☑ | | Pending the final development design / proposal for Lot 3, future property access will require compliance with the acceptable solutions (Column 2) |
| | | in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay; | N/A | | |
| | | a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches; | ☑ | | |
| | | provide a suitable turning area in accordance with Figure 3.1 below; | ☑ | | |

| Performance criteria | | Acceptable solution | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|---|
| | | curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; | ☑ | | |
| | | the minimum distance between inner and outer curves is 6m; | ☑ | | |
| | | the crossfall is not more than 10 degrees; | ☑ | | |
| | | maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and | ☑ | | |
| | | a development comprising more than three dwellings has access by dedication of a road and not by right of way. | ☑ | | |

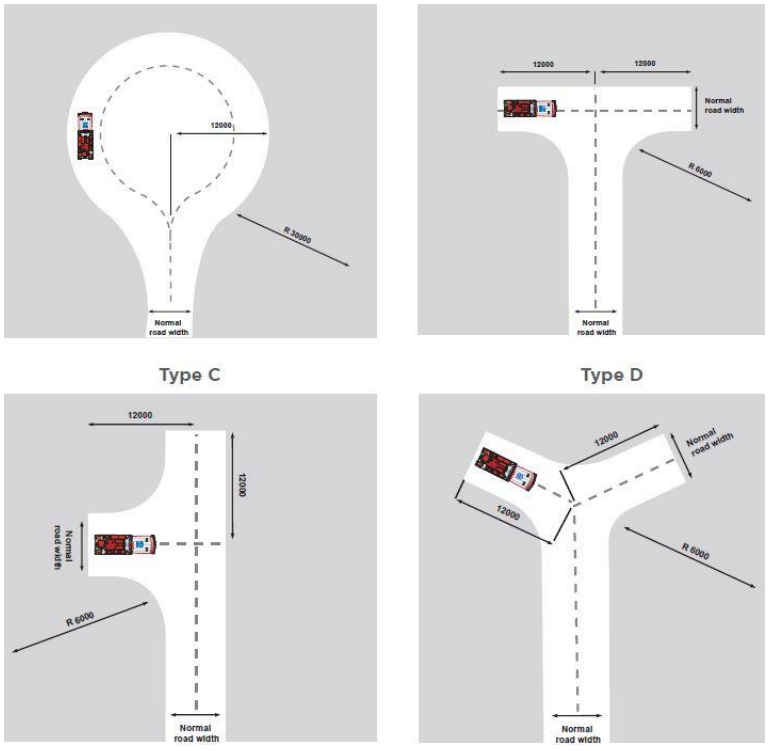



**Figure 3.1 –** Turning head design
(source: PBP, 2020)

## 3.5 Water supplies

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of bushfire. Table 3.3 outlines the proposal's compliance with the acceptable solutions for reticulated water supply.

**Table 3.3 – Performance criteria for reticulated water supplies (*PBP* guidelines pg. 47)**

| Performance criteria | Acceptable solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| Adequate water supplies is provided for firefighting purposes. | Reticulated water is to be provided to the development, where available. | ☑ | | Reticulated water is available to the development. |
| | A static water supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed | N/A | N/A | |
| | Static water supplies shall comply with Table 5.3d. | N/A | N/A | |
| Water supplies are located at regular intervals.<br><br>The water supply is accessible and reliable for firefighting operations. | Fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard *AS 2419.1:2005.* | ☑ | | Can be made a condition of consent. |
| | Hydrants are not located within any road carriageway. | ☑ | | Can be made a condition of consent. |
| | Reticulated water supply to urban subdivisions uses a ring main system for areas for areas with perimeter roads. | ☑ | | Can be made a condition of consent. |
| Flows and pressure are appropriate. | Fire hydrant flows and pressures comply with the relevant clauses of *AS 2419.1:2005.* | ☑ | | Can be made a condition of consent. |
| The integrity of the water supply is maintained. | All above-ground water service pipes are metal, including and up to any taps. | ☑ | | Can be made a condition of consent. |

| Performance criteria | Acceptable solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| | | | | |
| | Above ground water storage tank shall be of concrete or metal | N/A | N/A | |

### 3.6 Gas

The intent of measures is to locate gas so as not to contribute to the risk of fire to a building. Table 3.4 outlines the required acceptable solutions for gas supply.

**Table 3.4– Performance criteria for gas supplies (*PBP* guidelines pg. 47)**

| Performance criteria | Acceptable solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| Location of gas services will not lead to the ignition of surrounding bushland land or the fabric of buildings | Reticulated or bottled gas bottles are to be installed and maintained in accordance with AS1596 (2014) and the requirements of relevant authorities. Metal piping is to be used. | ☑ | | Can be made a condition of consent |
| | All fixed gas cylinders are to be kept clear of flammable materials to a distance of 10m and shielded on the hazard side. | ☑ | | Can be made a condition of consent |
| | Connections to and from gas cylinders are metal; | ☑ | | Can be made a condition of consent |
| | Polymer sheathed flexible gas supply lines are not used. | ☑ | | Can be made a condition of consent |
| | Above ground gas service pipes are metal, including and up to any outlets. | ☑ | | Can be made a condition of consent |

## 3.7 Electricity

The intent of measures is to locate electricity so as not to contribute to the risk of fire to a building. Table 3.5 outlines the required acceptable solutions for the subdivision's electricity supply.

**Table 3.5 – Performance criteria for electricity services (*PBP* guidelines pg. 47)**

| Performance criteria | Acceptable Solutions | Acceptable solution | Performance solution | Comment |
|---|---|---|---|---|
| Location of electricity services limit the possibility of ignition of surrounding bushland or the fabric of buildings<br><br>Regular inspection of lines in undertaken to ensure they are not fouled by branches. | Where practicable, electrical transmission lines are underground | ☑ | ☐ | Lines are underground |
| | Where overhead electrical transmission lines are proposed:<br>• Lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas: and<br>• No part of a tree is closer to a power line than the distance set out in accordance with the specification in *Vegetation Safety Clearances* issued by *Energy Australia* (NS179, April 2002) | ☑ | ☐ | N/A |



# Conclusion & Recommendations

# 4

## 4.1 Conclusion

A bushfire protection assessment has been undertaken for the proposed subdivision of Lot 122 DP 1218619 & Lot 4 DP 660988, No. 121 – 129 Newling Street, Lisarow.

The assessment found that bushfire can potentially affect the proposed development from the forest vegetation located beyond the adjoining residential development in the north and beyond Newling Street to the south-east and south-west resulting in possible ember and radiant heat attack.

The assessment has concluded that the proposed development will provide:

- APZs in accordance with the minimum setbacks outlined within *PBP 2019;*
- Provision of access in accordance with the acceptable solutions outlined in *PBP 2019*;
- Water, electricity and gas supply in compliance with the acceptable solutions outlined in *PBP 2019;* and
- Future building construction within each lot will be subject to separate bushfire assessment with consideration of construction in accordance *AS3959-2009*, if applicable.

## 4.2 Recommendations

**Recommendation 1** - The development is as generally indicated on the attached Schedule 1 – Plan of Bushfire Protection Measures.

**Recommendation 2** - The entire property (i.e. proposed Lot 1-3) is to be managed as an IPA with future landscaping within the site is to ensure compliance with Appendix 4 of *PBP*.

**Recommendation 3** – Water, electricity and gas supply is to comply with Section 5.3.3 of *Planning for Bush Fire Protection 2019.*

**REFERENCES**


Australian Building Codes Board (2010) – *Building Code of Australia*, Class 1 and Class 10 Buildings Housing Provisions Volume 2

Chan, K.W. (2001) – *The suitability of the use of various treated timbers for building constructions in bushfire prone areas*. Warrington Fire Research

Councils of Standards Australia AS3959 (2009) – *Australian Standard Construction of buildings in bushfire-prone areas*

Keith, David (2004) – *Ocean Shores to Desert Dunes – The Native Vegetation of New South Wales and the ACT*. The Department of Environment and Climate Change

Rural Fire Service (2019) - *Planning for bushfire protection – a guide for councils, planners, fire authorities and developers*. NSW Rural Fire Service

Tan, B., Midgley, S., Douglas, G. and Short (2004) - *A methodology for assessing bushfire attack.* RFS Development Control Service



# Plan of Bushfire Protection Measures

S1




## Legend

- Subdivision Boundary (Source: CAD)
- Contour (Source: LiDAR)
- Edge of vegetation
- Existing hydrant

**Vegetation Communities (Source: Gosford LGA Vegetation Mapping 2004)**

- Alluvial Paperbark Sedge Forest
- Coastal Narrabeen Moist Forest

**Asset Protection Zone (APZ)**

- APZ setback for commercial/industrial (BAL 40)
- APZ setback for residential (BAL 29)
- APZ setback for SEPP (<10KWm2)

Aerial source: Nearmap

Travers bushfire & ecology
www.traversecology.com.au

PROJECT & MXD REFERENCE
121-129 Newling Street, Lisarow
18ADW06_BF001

DATE & ISSUE NUMBER
25/02/2020
Issue 1
BT

SCALE & COORDINATE SYSTEM
1:1,500 @ A3
GDA 1994 MGA Zone 56

0 25 50 m

TITLE

# Schedule 1 - Bushfire Protection Measures

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Disclaimer: The mapping is indicative of available space and location of features which may prove critical in assessing the viability of the proposed works. Mapping has been produced on a map base with an inherent level of inaccuracy, the location of all mapped features are to be confirmed by a registered surveyor.

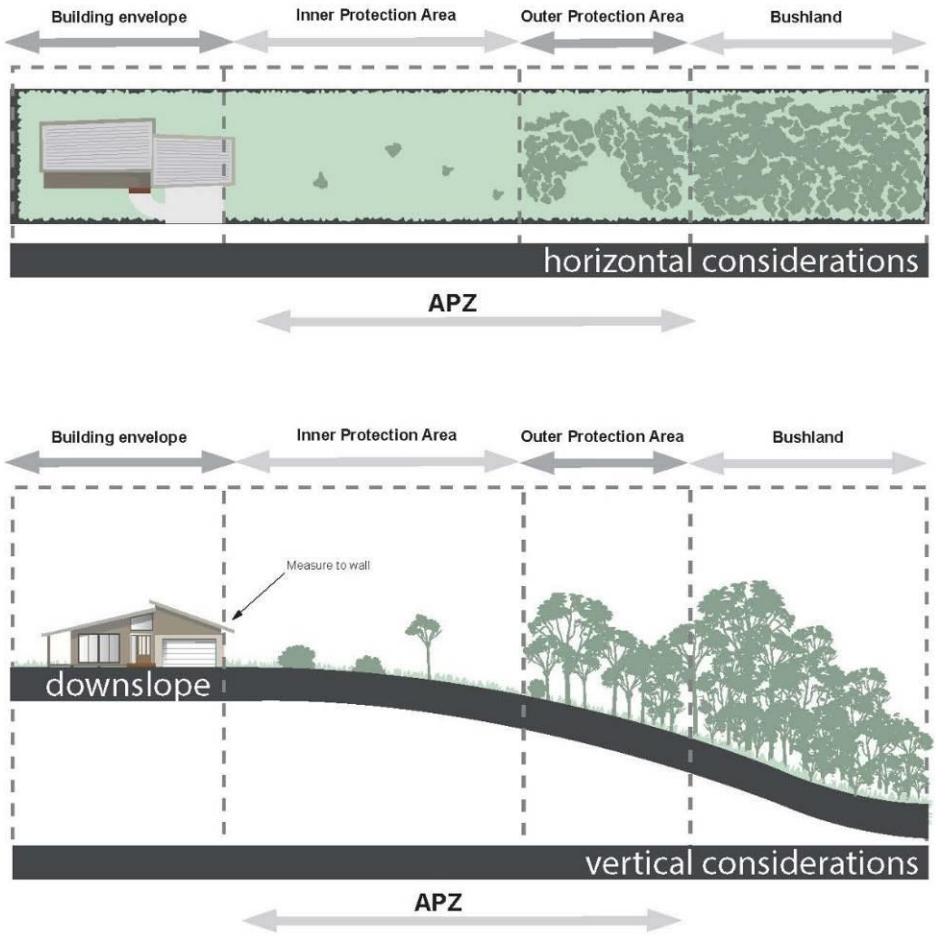


# Management of Asset Protection Zones

# A1

The RFS provides basic advice in respect of managing APZs through documents such as, *Standards for Asset Protection Zones* (RFS, 2005), with landscaping to comply with Appendix 5 of *PBP*.

The APZ generally consists of two subordinate areas, an inner protection area (IPA) and an outer protection area (OPA). The OPA is closest to the bush and the IPA is closest to the dwellings. The property is to be managed to IPA standards only. A typical APZ is graphically represented below:




APZs and progressive reduction in fuel loads (Source: PBP, 2019)

**Note:** Vegetation management as shown is for illustrative purposes only. Specific advice is to be sought regarding vegetation removal and retention from a qualified and experienced expert to ensure APZs comply with the RFS performance criteria.

The following provides maintenance advice for vegetation within the IPA and OPA.

*Inner protection area (IPA)*
Fuel loads within the IPA are to be maintained so it does not exceed 4t/ha.

Trees are to be maintained to ensure;

- canopy cover does not exceed 15% at maturity;
- trees (at maturity) do not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs are to be maintained to ensure;

- create large discontinuities or gas in the vegetation to slow sown or break the progress of fire towards buildings should be provides;
- shrubs should not be located under trees;
- shrubs should not form more than 10% of ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of vegetation.

Grass is to be maintained to ensure:

- 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 (litter fuel within the IPA should be kept below 1cm)

General advice for landscaping is provided below:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come into contact with the building;
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- 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 timber garden furniture way from the building; and
- Use of low flammability vegetation species.

# 121 AND 129 NEWLING STREET, LISAROW

## B2 Local Centre Zoned Land Assessment

Prepared for ADW Johnson and Printban Pty Ltd
April 2020

LOCATION IQ

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# INTRODUCTION

Printban Pty Ltd control land at 121 and 129 Newling Street in Lisarow, adjoining the existing Lisarow Plaza (based on a Coles supermarket and shops) and Lisarow Woolworths. The site is currently zoned B2 Local Centre and a rezoning is now proposed to allow a three-lot subdivision, including:

- Lot one – possible tavern,
- Lot two – a 17-lot residential subdivision.
- Lot three – possible childcare.

This independent assessment supports the change in the B2 Local Centre zoning of the Lisarow site to allow the residential component of the now proposed development.

This report is structure and presented in **four (4)** sections as follows:

- **Section 1** details the location of the site and provides an overview of the now proposed development.
- **Section 2** outlines the trade area likely to be served by local facilities in the B2 Local Centre zoned land at Lisarow, including current and projected population and retail spending levels over the period to 2036. An analysis of the demand for retail floorspace in the trade area is undertaken.
- **Section 3** presents an audit of other B2 Local Centre zoned land throughout the Central Coast Local Government Area (LGA) and the types of uses that are provided on B2 Local Centre zoned land. The suitability of the Lisarow site for similar uses is discussed.
- **Section 4** outlines the appropriateness of the Lisarow site for residential development.

# EXECUTIVE SUMMARY

Key points to note regarding this independent assessment that supports the change in the B2 Local Centre zoning of the Printban Pty Ltd controlled land at 121 and 129 Newling Street in Lisarow to allow for residential, include:

i. Lisarow is a predominantly residential suburb, situated along the Pacific Highway, a major arterial route through the Central Coast of New South Wales. The suburb also includes a provision of retail and non-retail floorspace, mainly along the Pacific Highway.

ii. Printban Pty Ltd control land at 121 and 129 Newling Street in Lisarow. The Lisarow site is provided in a high-profile, easily accessible location adjacent to the established retail and employment precinct. The site is located around 400 metres off the Pacific Highway and as such lacks direct exposure to passing traffic, which most of the retail and industrial uses in the Lisarow precinct enjoy.

iii. The Printban Pty Ltd land at 121 and 129 Newling Street in Lisarow is currently zoned B2 Local Centre. The B2 Local Centre in Lisarow covers some 64,327 sq.m, with the Printban Pty Ltd land totalling 22,417 sq.m, or 34.8% of the immediate B2 Local Centre in Lisarow.

iv. Printban Pty Ltd now propose the following development which would require a rezoning to allow the residential component. The proposed development comprises three components, namely:

- Lot one – a possible tavern;
- Lot two – a 17-lot residential subdivision; and
- Lot three – a possible childcare centre.

v. In total across the Central Coast LGA, there are 45 B2 Local Centre zoned areas that comprise a total of 1,875,808 sq.m. The Lisarow B2 Local Centre zoned at 64,327 sq.m is the ninth largest B2 Local Centre zone in the Central Coast LGA and is around 23,000 sq.m larger than the average B2 Local Centre zoned area size.

vi. The most common use is retail and non-retail shops at 38 of the 45 B2 Local Centre zoned areas (84.4%). The next most common uses are supermarkets (53.3%) and pharmacy (46.7%). No other uses are in more than 35% of the 45 B2 Local Centre zoned land areas. A total of 11 uses are in less than 15% of locations. The other uses which are in 15% - 35% of locations include medical, residential, community, service station, tavern, automotive, short-stay accommodation and fast food PAD sites.

vii. Based on the limited potential for additional supermarket floorspace at Lisarow, there is assessed limited potential for retail specialty floorspace as major tenants act as the key customer generators and the specialty stores feed off the customer flows generated by these majors.

viii. The location of the proposed site to the rear of Lisarow Plaza and the Woolworths development, and in an elevated position, means there would be limited opportunity for integration with the existing retail offer. The lack of main road exposure to the Pacific Highway also limits the potential for a range of retail uses.

ix. Only four uses that are at other B2 Local Centre zoned land throughout the Central Coast LGA are possible options that could be provided at Lisarow, namely residential, community, automotive and a gym. Generally, gyms and automotive uses require good exposure and easy accessibility to be successful. The subject site does not enjoy main road exposure. An automotive use such as a mechanic workshop is also typically co-located with a service station. There are automotive uses in the local area and the nearest gyms are at Wyoming and Erina.

x. In terms of a community centre/facilities, these are best located in high profile locations, with an established population. These facilities are commonly adjacent to parklands/playing fields. The two nearest community centres are Narara Community Centre and Wyoming Community Centre, both with 7 km of Lisarow, or less than a 10-minute drive.

xi. In terms of the potential for Lot two for the Lisarow site to accommodate the proposed 17-lot residential subdivision, the following are considered excellent traits for such development:

- The site lacks main road exposure, with Newling Street a dead-end road that allows access to Lisarow High School and thru traffic access to Pemberton Boulevard.
- The elevation of the site, with views to the north.
- The site is relatively flat and cleared, with limited vegetation.
- The site also has limited integration with surrounding facilities, being located at the rear of Lisarow Plaza and the Lisarow Woolworths.
- Established residential is to the south.
- Lisarow High School is to the immediate east.

# 1 LOCATION AND PROPOSED DEVELOPMENT

This section of the report reviews the location of the Lisarow site and provides an overview of the proposed development scheme.

## 1.1. Regional and Local Context

i. Lisarow is a suburb of the Central Coast Local Government Area (LGA), located approximately 8 km north-east of the Gosford City Centre (refer Map 1.1).

ii. Lisarow is a predominantly residential suburb, situated along the Pacific Highway, a major arterial route through the area. The suburb also includes a provision of retail and non-retail floorspace, mainly along the Pacific Highway.

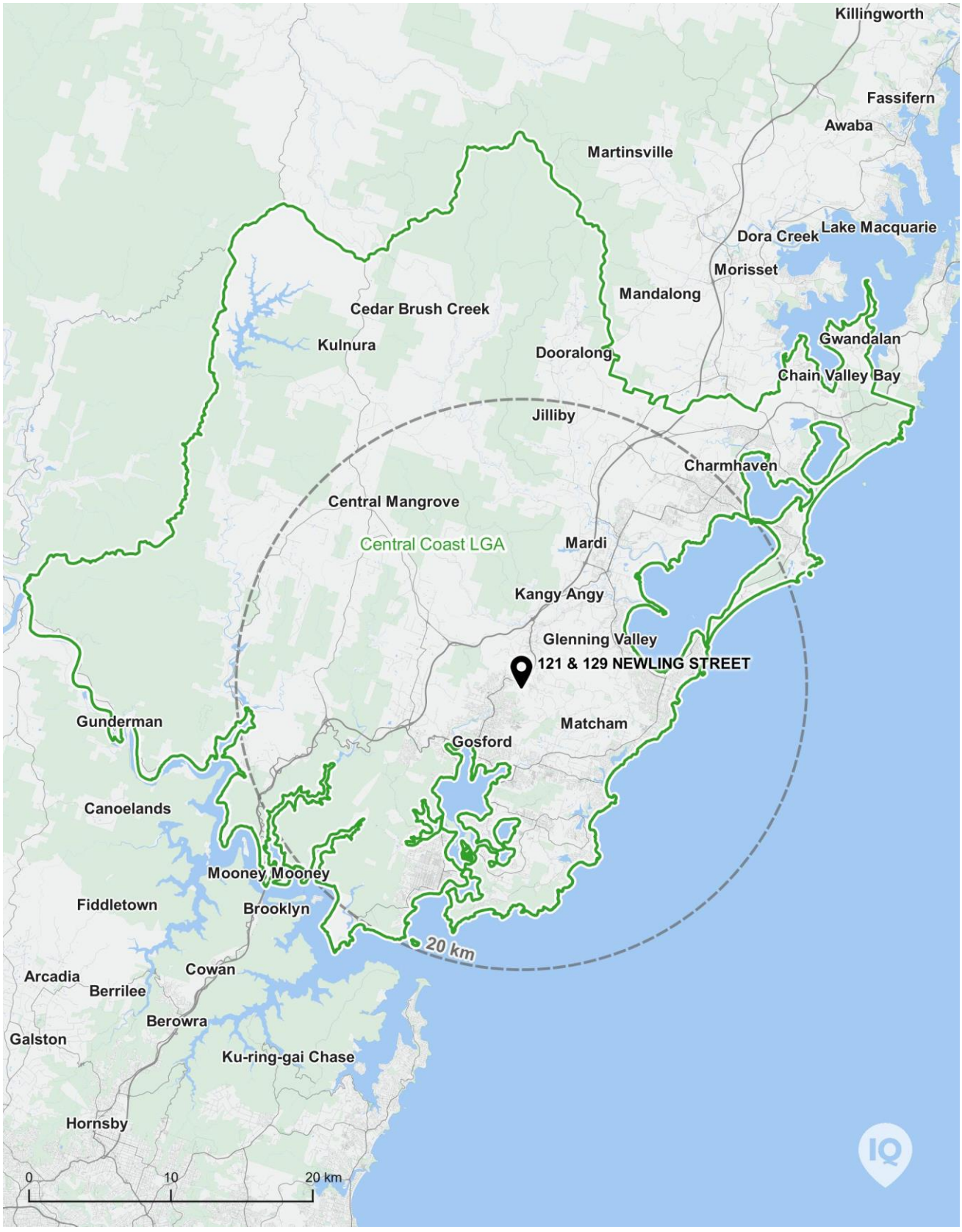
iii. Printban Pty Ltd control land at 121 and 129 Newling Street in Lisarow. Map 1.2 illustrates the local context of the Lisarow site, with key points to note including:

- Retail facilities in Lisarow are generally provided immediately adjacent to the site to the north and west:
    - Lisarow Plaza anchored by a Coles supermarket and a provision of shops.
    - A free-standing Woolworths supermarket, located south of Lisarow Plaza, accessed from Parsons Road.
    - A free-standing Discount Chemist Outlet is co-located with Absolute Medical Services (medical centre), on the south-eastern corner of the intersection of Pacific Highway and Parsons Road.
    - A free-standing drive-thru McDonalds and 7-Eleven (adjoining service station) located on the south-western corner of the intersection of Parsons Road and the Pacific Highway.
- Lisarow High School is located immediately east of Lisarow Plaza, accessed from Newling Street.

- Light industrial uses, located on the northern side of the Pacific Highway, directly opposite Lisarow Plaza. Gibbens Industries, InfraBuild Recycling and Lisarow Self Storage are larger tenants in this precinct.
- An industrial area is provided in the block bounded to the north by Awaba Street, to the east and south by Railway Crescent and to the west by Excelsior Street.

iv. Overall, the Lisarow site is provided in a high-profile, easily accessible location adjacent to the established retail and employment precinct. The site is located around 400 metres off the Pacific Highway and as such lacks direct exposure to passing traffic, which most of the retail and industrial uses in the Lisarow precinct enjoy.

## MAP 1.1. LISAROW SITE REGIONAL CONTEXT



## MAP 1.2. LISAROW SITE LOCAL CONTEXT



## 1.2. Proposed Development

i. The Printban Pty Ltd land at 121 and 129 Newling Street in Lisarow is currently zoned B2 Local Centre. The B2 Local Centre in Lisarow covers some 64,327 sq.m, with the Printban Pty Ltd land totalling 22,417 sq.m, or 34.8% of the immediate B2 Local Centre in Lisarow.

ii. As outlined in the Gosford Local Environmental Plan 2014, the B2 Local Centre zoning is as follows:

> ***Zone B2 Local Centre***
>
> *1 Objectives of zone*
>
> • *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
>
> • *To encourage employment opportunities in accessible locations.*
>
> • *To maximise public transport patronage and encourage walking and cycling.*
>
> • *To provide for residential uses, but only as part of a mixed-use development.*
>
> • *To ensure that development is compatible with the desired future character of the zone.*
>
> • *To promote ecologically, socially and economically sustainable development.*
>
> • *To ensure that the town centres of Erina and Woy Woy are recognised as providing a higher level, and greater diversity, of services and facilities to serve a wide population catchment from numerous localities and as key public transport nodes, secondary to Gosford City Centre.*
>
> • *To ensure that village centres such as Avoca, East Gosford, Ettalong Beach, Kincumber, Lisarow, Niagara Park, Terrigal, Umina Beach, West Gosford and Wyoming are recognised as providing a broad range of services and facilities to serve the population of the locality.*
>
> • *To ensure that villages are recognised as providing local level services and facilities and are developed at a scale that reflects their population catchment and as a focus for public transport routes.*
>
> • *To ensure that the different roles of villages are recognised with some villages being key tourist destinations with boutique activities in addition to serving the needs of local residents, while other villages are purpose-built centres to serve the needs of the local population.*

*• To encourage the residential population of villages and town centres to contribute to the vitality of those locations.*

*2 Permitted without consent*

*Recreation areas*

*3 Permitted with consent*

*Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4*

*4 Prohibited*

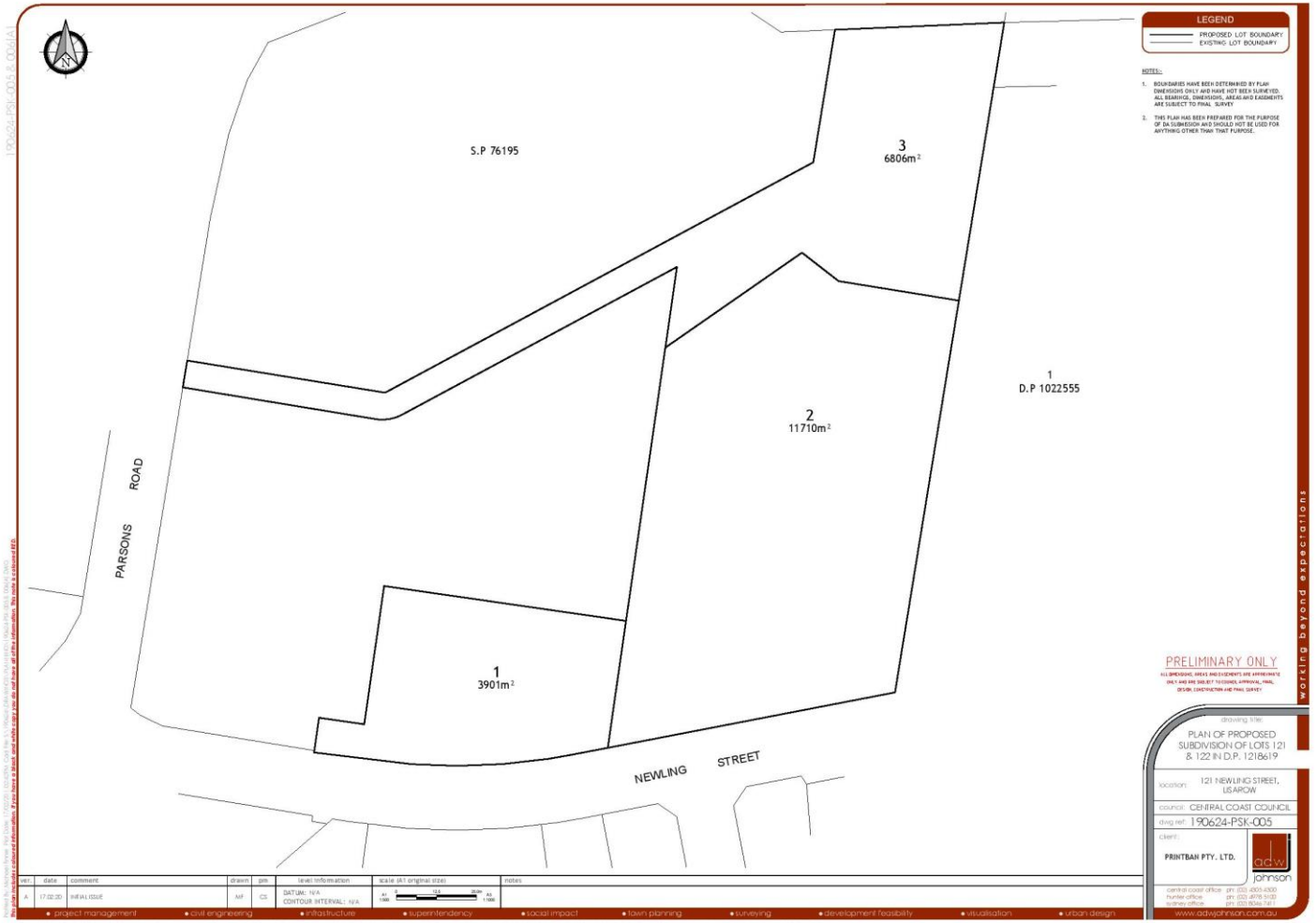
*Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industrial retail outlets; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies*

iii. Printban Pty Ltd land now propose the following development which would require a rezoning to allow the residential component (refer Figures 1.1 and 1.2):

- Lot one – a possible tavern,
- Lot two – a 17-lot residential subdivision.
- Lot three – a possible childcare centre.

iv. This independent assessment supports the change in the B2 Local Centre zoning of the site to allow for the residential component of the proposed development.

## FIGURE 1.1. PROPOSED THREE-LOT SUBDIVISION



## FIGURE 1.2. PROPOSED RESIDENTIAL DEVELOPMENT ON LOT 2



# 2 TRADE AREA ANALYSIS

This section of the report outlines the trade area likely to be served by local facilities in the B2 Local Centre zoned land at Lisarow, including current and projected population levels. The socio-economic profile of the trade area population is also reviewed. An assessment of the demand for retail floorspace is undertaken.

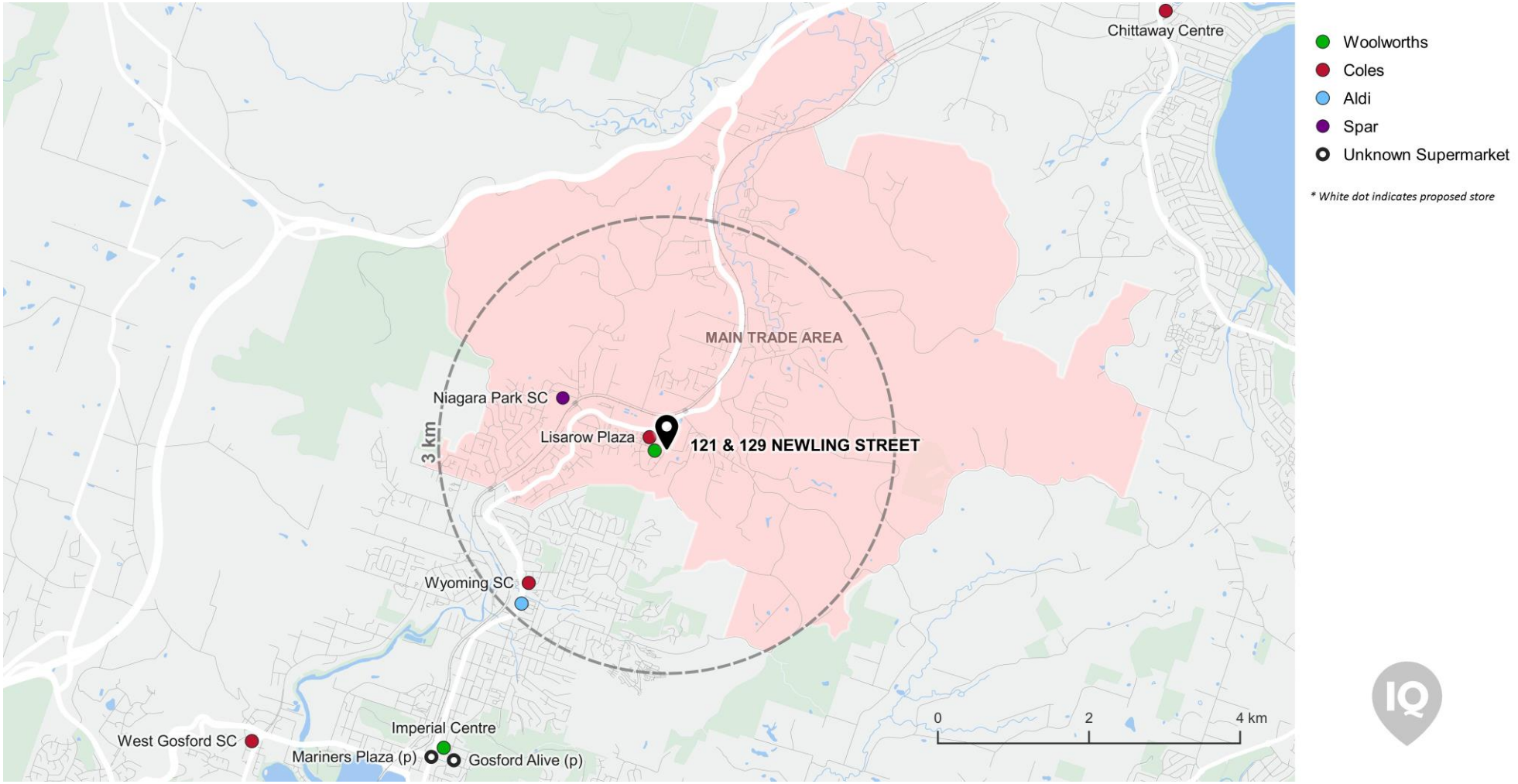
## 2.1. Resident Trade Area Definition

i. The trade area likely to be served by local facilities in the B2 Local Centre zoned land at Lisarow has been defined considering the following.

- The scale and composition of facilities at Lisarow, including full-line Coles and Woolworths supermarkets.
- The provision of existing and proposed retail facilities throughout the region.
- Regional and local accessibility
- The pattern of urban development
- Significant physical barriers such as rivers and major roads.

ii. Map 2.1 illustrates the defined main trade area which extends 6 km to the north and east, and some 3 km to the west and south. The main trade area includes the suburbs of Lisarow, Niagara Park, Narara, Mount Elliot, Tumbi Umbi, Ourimbah and Fountaindale. This is the area from which the facilities at Lisarow will draw most customers, however, acknowledging some customers would also be attracted from beyond this main trade area.

## MAP 2.1. LISAROW RESIDENT MAIN TRADE AREA



## 2.2. Main Trade Area Population

i. Table 2.1 details the main trade area current and projected population by sector. This information is sourced from the following:

- The 2011 and 2016 Census of Population and Housing undertaken by the Australian Bureau of Statistics (ABS).
- New dwelling approval data sourced from the ABS over the period from 2011/12 – 2017/18 (refer Chart 2.1). An average of 18 new dwellings per year were approved within the main trade area over this period.
- Population projections prepared at a small area level by Forecast.id for Central Coast Council.
- Investigations by this office into new residential developments in the region.

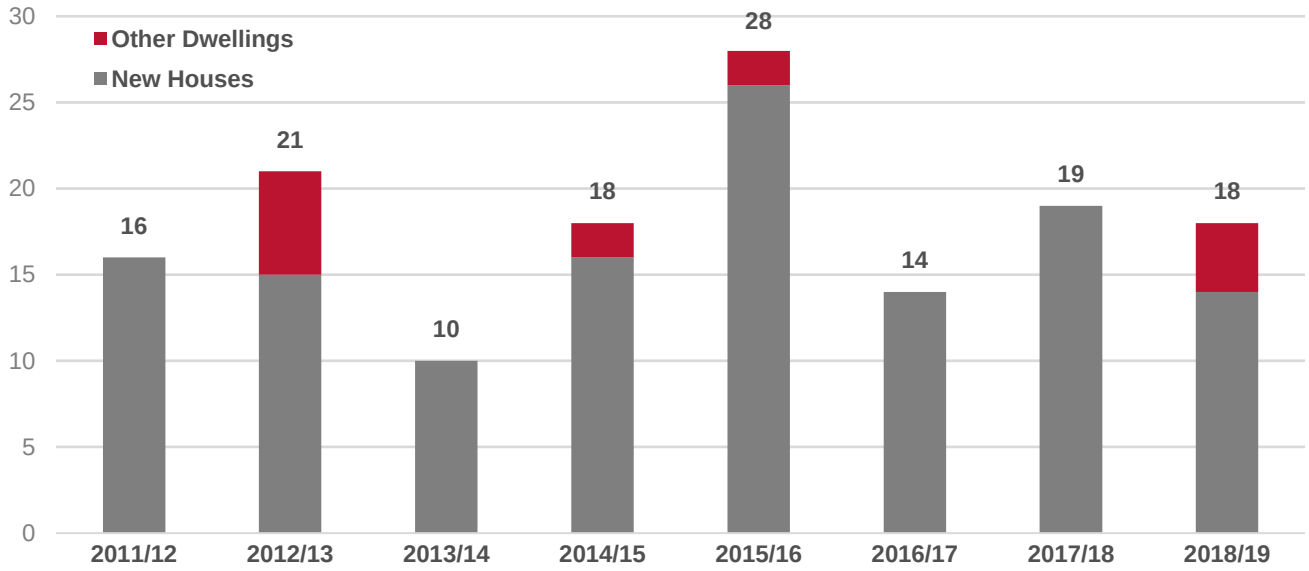
ii. The Lisarow main trade area population is currently estimated at 16,340 (2019) and is projected to increase to 17,315 by 2036, representing an average annual growth rate of around 0.3%.

### TABLE 2.1. LISAROW MAIN TRADE AREA POPULATION, 2011 – 2036

| | Actual | | | | Forecast | | |
|---|---|---|---|---|---|---|---|
| **Population** | **2011** | **2016** | **2019** | **2021** | **2026** | **2031** | **2036** |
| Main Trade Area | 16,290 | 16,250 | 16,340 | 16,440 | 16,815 | 17,065 | 17,315 |
| | | **Actual** | | | **Forecast** | | |
| **Average Annual Change (No.)** | | **2011-16** | **2016-19** | **2019-21** | **2021-26** | **2026-31** | **2031-36** |
| Main Trade Area | | -8 | 30 | 50 | 75 | 50 | 50 |
| | | **Actual** | | | **Forecast** | | |
| **Average Annual Change (%)** | | **2011-16** | **2016-19** | **2019-21** | **2021-26** | **2026-31** | **2031-36** |
| Main Trade Area | | 0.0% | 0.2% | 0.3% | 0.5% | 0.3% | 0.3% |
| *Non Metro NSW* | | *1.0%* | *1.0%* | *1.0%* | *0.9%* | *0.9%* | *0.8%* |
| *Australian Average* | | *1.7%* | *1.4%* | *1.4%* | *1.4%* | *1.3%* | *1.2%* |

*All figures as at June and based on 2016 SA1 boundary definition.*
*Sources : ABS;*

**CHART 2.1. LISAROW MTA NEW DWELLING APPROVALS, 2011/12 – 2018/19**




*Source: ABS*

## 2.3. Socio-economic Profile

i. Table 2.2 summarises the socio-economic profile of the Lisarow main trade area population compared with the non-metropolitan New South Wales and Australian benchmarks. This information is based on the 2016 Census of Population and Housing, with key points to note including:

- Average household income levels are higher than the non-metropolitan New South Wales benchmark.
- Average household size is 2.8 persons.
- The average age of the main trade area population at 37.9 is younger than the non-metropolitan New South Wales and Australian benchmarks.
- There is a high proportion of Australian born persons (85.7%).
- The main trade area generally consists of traditional family households (i.e. couples with dependent children).

ii. Overall, the main trade area population consists of a younger, Australian born, family-based population who earn average household income levels that are higher than the non-metropolitan New South Wales benchmark.

## TABLE 2.2. MAIN TRADE AREA SOCIO-ECONOMIC PROFILE, 2016 CENSUS

| Characteristics | Main TA | Non Metro NSW Average | Aust Average |
|---|---|---|---|
| **Income Levels** | | | |
| Average Per Capita Income | $35,800 | $34,187 | $38,500 |
| Per Capita Income Variation | 4.7% | n.a. | n.a. |
| Average Household Income | $99,168 | $82,520 | $98,486 |
| Household Income Variation | 20.2% | n.a. | n.a. |
| Average Household Size | 2.8 | 2.4 | 2.6 |
| **Age Distribution (% of Pop'n)** | | | |
| Aged 0-14 | 20.4% | 18.2% | 18.5% |
| Aged 15-19 | 6.9% | 6.0% | 6.1% |
| Aged 20-29 | 12.0% | 11.1% | 13.9% |
| Aged 30-39 | 12.0% | 11.0% | 14.0% |
| Aged 40-49 | 14.7% | 12.6% | 13.6% |
| Aged 50-59 | 14.3% | 13.9% | 12.8% |
| Aged 60+ | 19.8% | 27.1% | 21.2% |
| Average Age | 37.9 | 41.5 | 38.6 |
| **Housing Status (% of H'holds)** | | | |
| Owner/Purchaser | 79.1% | 70.9% | 67.9% |
| Renter | 20.9% | 29.1% | 32.1% |
| **Birthplace (% of Pop'n)** | | | |
| Australian Born | 85.7% | 89.2% | 72.9% |
| Overseas Born | 14.3% | 10.8% | 27.1% |
| • Asia | 2.5% | 2.1% | 10.7% |
| • Europe | 7.4% | 5.2% | 8.0% |
| • Other | 4.4% | 3.4% | 8.4% |
| **Family Type (% of Pop'n)** | | | |
| Couple with dep't children | 49.4% | 39.4% | 45.2% |
| Couple with non-dep't child. | 9.4% | 7.4% | 7.8% |
| Couple without children | 19.9% | 26.1% | 23.0% |
| Single with dep't child. | 9.6% | 10.2% | 8.9% |
| Single with non-dep't child. | 4.1% | 4.0% | 3.7% |
| Other family | 0.9% | 0.9% | 1.1% |
| Lone person | 6.9% | 12.1% | 10.2% |

*Sources: ABS Census of Population and Housing 2016*

## 2.4. Main Trade Area Retail Floorspace Demand

i. There are two commonly accepted approaches to assess the demand for retail floorspace generated by the main trade area population, namely:

- Average floorspace per capita provision approach.
- Retail spending approach.

ii. Location IQ utilises the average retail floorspace per capita approach as this provides a more robust assessment of demand for retail floorspace compared with the retail spending approach. The retail floorspace per capita methodology relies on the population level and the benchmark retail floorspace demand estimates across tenant type/category based on actual observed results.

iii. The alternative retail spending approach relies on forecasting retail spending levels over time and applying market shares to generate forecast sales. Forecast sales are then divided by an average trading level (i.e. dollars per sq.m) to determine the amount of supportable retail floorspace.

iv. The retail spending methodology relies on more assumptions than the floorspace per capita approach and small changes in these assumptions around growth rates over time and the like can result in significant variation to forecast sales and therefore supportable retail floorspace demand.

v. The main trade area population at 12,352 is too small to support higher order retail facilities such as department stores and/or discount department stores. Typically, 150,000 – 200,000 persons are required to support one department store with one discount department store for every 45,000 – 50,000 persons.

vi. Mini-majors are retail tenants with floorspace of 400 sq.m or greater. The provision of mini-major tenants provided at shopping centres in Australia has increased over the past decade, reflecting new tenants in the category, changing consumer preferences and shopping centre owners looking to provide these types of tenants to increase customer flows.

vii. Mini-major traders, like major traders, should act as key customer attractors, with specialty shops then feeding off the customer flows generated by these tenants. Mini-majors are most commonly found at larger regional (department store based) and sub-regional (discount department store based) shopping centres.

viii. For supermarket based developments, typical mini-major tenants and indicative tenants not in the area, include:

- A large format chemist.

- A large format liquor outlet.
- A discount variety store.
- A large format fresh produce retailer.

ix. The above types of mini-major tenants are typically 600 – 1,500 sq.m in size and require a high level of customer amenity by way of good frontage to at grade car parking. The small size of the site, the limited exposure, and the lack of integration with Lisarow Plaza and the Woolworths centre would not appeal to mini-major brands.

x. Based on the Location IQ database, there is an average of 346 sq.m of supermarket floorspace per 1,000 persons across Australia with a higher provision of 399 sq.m of supermarket floorspace per 1,000 persons across non-metropolitan New South Wales.

xi. Assuming 399 sq.m per 1,000 persons, the main trade area population of 12,352 persons would support around 5,000 sq.m of supermarket floorspace. Worker spending and demand from beyond the main trade area would add to supermarket floorspace potential.

xii. One full-line supermarket to serve the weekly shopping needs of local residents is 3,200 sq.m in size and larger. On this basis, two full-line supermarkets would be supportable by the main trade area population, with Coles and Woolworths provided at Lisarow. There is limited potential for additional supermarket floorspace.

xiii. Aldi, with an average store size of 1,750 sq.m, typically require a catchment population in the order of 15,000 – 20,000 sq.m to support one store. Based on the size of the main trade area population, Aldi would not be supportable, with the nearest Aldi less than 5 km to the south at Wyoming.

xiv. Based on the limited potential for additional supermarket floorspace, there is assessed limited potential for complementary retail specialty floorspace as major tenants act as the key customer generator and the specialty stores feed off the customer flows generated by these majors.

xv. The location of the proposed site to the rear of Lisarow Plaza and the Woolworths development, and in an elevated position, means there would be limited opportunity for integration with the existing retail offer. The lack of main road exposure also limits the potential for a range of retail uses.

xvi. Taking this into account, there is assessed limited demand for additional retail floorspace both now and in the future at the B2 Local Centre zoned land at Lisarow.

# 3 CENTRAL COAST B2 LOCAL CENTRE AUDIT

This section of the report presents an audit of other B2 Local Centre zoned land throughout the Central Coast Local Government Area (LGA) and the types of uses that are provided. The suitability of the Lisarow site for similar uses is discussed

## 3.1. Central Coast LGA B2 Local Centre Land

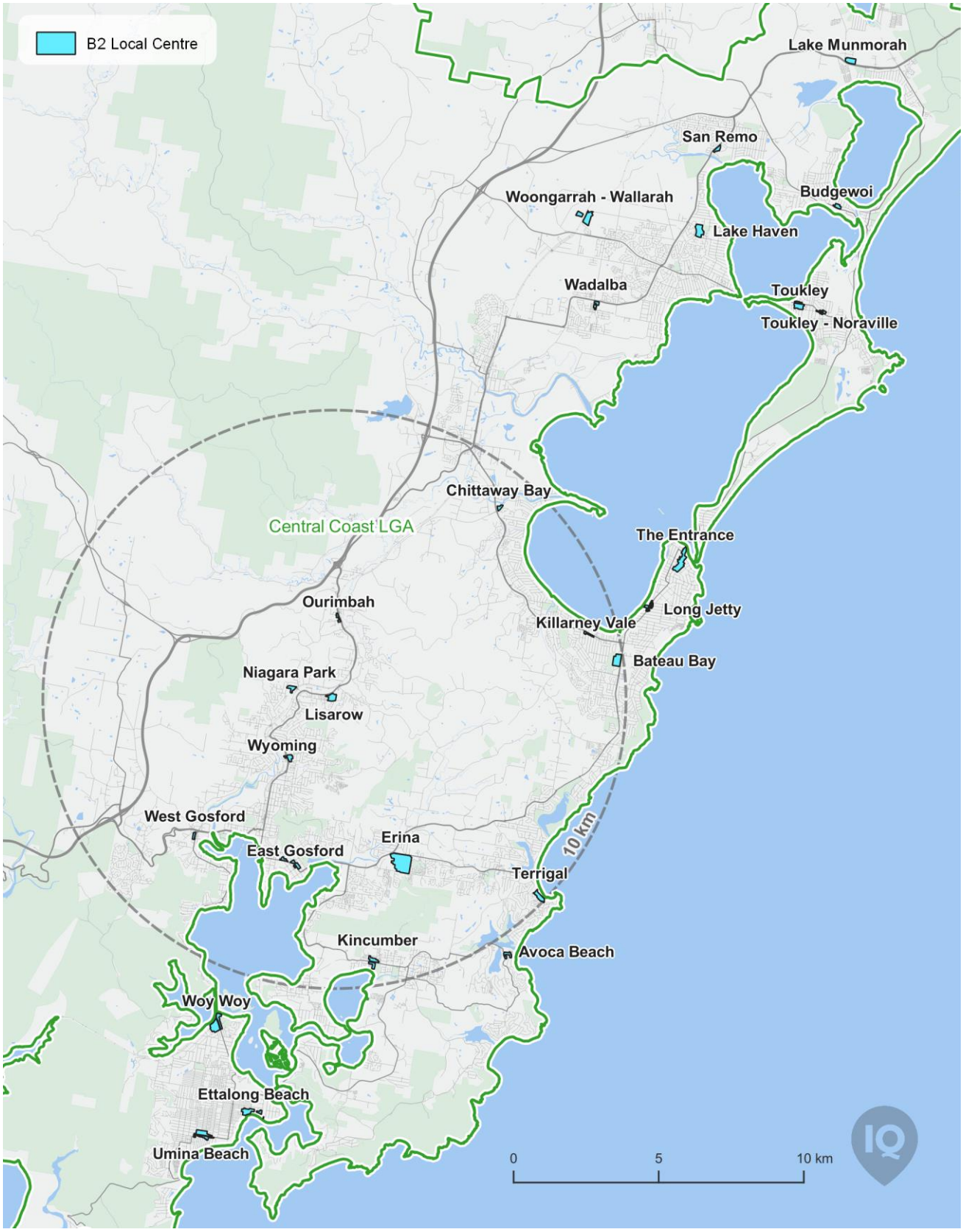
i. Map 3.1 illustrates the location of the B2 Local Centre zoned land throughout the Central Coast LGA. In total, there are 45 B2 Local Centre zoned areas across 26 suburbs that comprise a total of 1,875,808 sq.m. Maps 3.2 – 3.27 show the 45 B2 Local Centre zoned areas. Key highlights are:

- The largest B2 Local Centre zoned area is at Erina, totalling 363,318 sq.m
- The smallest B2 Local Centre zoned area is at Ettalong Beach, totalling 1,064 sq.m
- The average size of the B2 Local Centre zoned areas in the Central Coast LGA is 41,685 sq.m.

ii. The Lisarow B2 Local Centre zoned at 64,327 sq.m is the ninth largest B2 Local Centre zone in the Central Coast LGA and is 22,642 sq.m larger than the average B2 Local Centre zoned area size.

iii. Relevantly, the uses on each of the B2 Local Centre zoned areas would contain different uses depending on their size, visibility and accessibility, competitive context and surrounding catchment. This analysis, however, provides a broad overview of the types of uses supported with B2 Local Centre land without a detailed analysis of each site's competitive context and surrounding population.

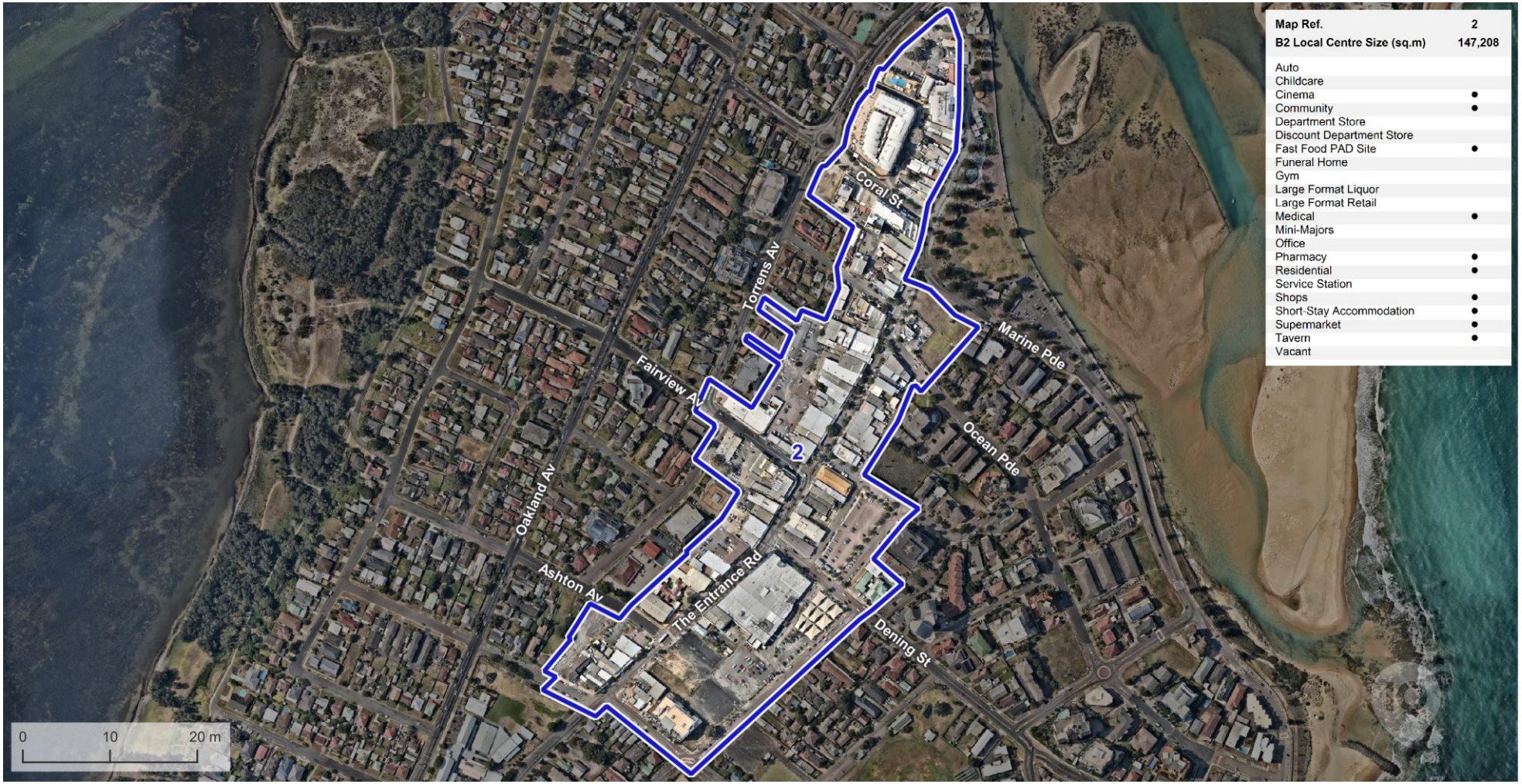
## MAP 3.1. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND



## MAP 3.2. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - ERINA



## MAP 3.3. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – THE ENTRANCE



## MAP 3.4. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – WOY WOY



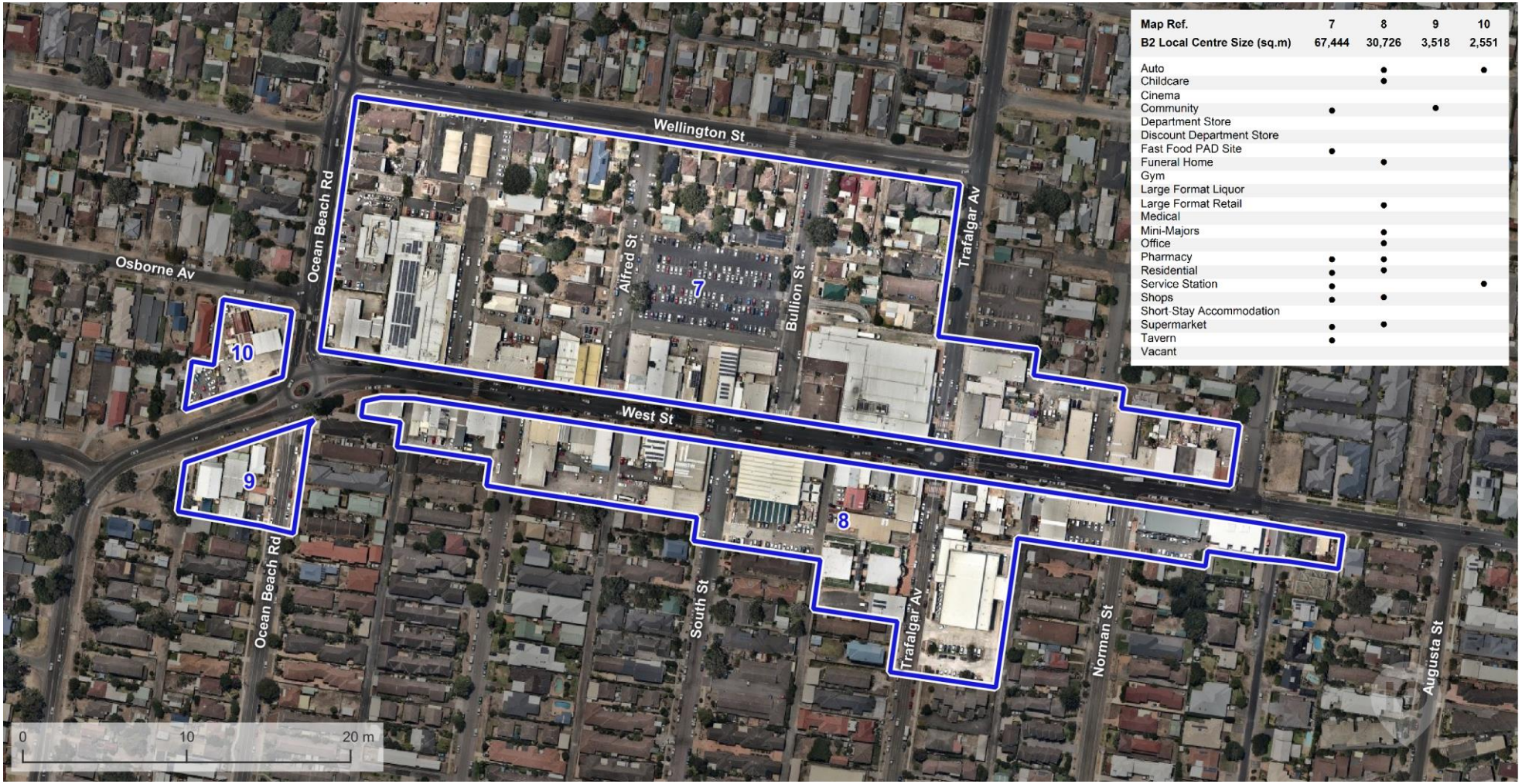

| Map Ref. | 3 | 4 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 97,796 | 47,885 |
| Auto | ● | |
| Childcare | | |
| Cinema | | |
| Community | ● | ● |
| Department Store | | |
| Discount Department Store | ● | |
| Fast Food PAD Site | ● | |
| Funeral Home | | ● |
| Gym | ● | ● |
| Large Format Liquor | | |
| Large Format Retail | | |
| Medical | ● | |
| Mini-Majors | ● | |
| Office | | |
| Pharmacy | ● | |
| Residential | | |
| Service Station | | |
| Shops | ● | ● |
| Short-Stay Accommodation | | ● |
| Supermarket | ● | ● |
| Tavern | | ● |
| Vacant | | |

## MAP 3.5. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - WALLARAH – WOONGARRAH




| Map Ref. | 5 | 6 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 87,867 | 28,226 |
| Auto | | |
| Childcare | | |
| Cinema | | |
| Community | | |
| Department Store | | |
| Discount Department Store | | |
| Fast Food PAD Site | | |
| Funeral Home | | |
| Gym | | |
| Large Format Liquor | | |
| Large Format Retail | | |
| Medical | | |
| Mini-Majors | | |
| Office | | |
| Pharmacy | | |
| Residential | | |
| Service Station | | |
| Shops | | |
| Short-Stay Accommodation | | |
| Supermarket | | |
| Tavern | | |
| Vacant | • | • |

## MAP 3.6. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - UMINA BEACH




| Map Ref. | 7 | 8 | 9 | 10 |
|---|---|---|---|---|
| B2 Local Centre Size (sq.m) | 67,444 | 30,726 | 3,518 | 2,551 |
| Auto | | • | | • |
| Childcare | | • | | |
| Cinema | | | | |
| Community | • | | • | |
| Department Store | | | | |
| Discount Department Store | | | | |
| Fast Food PAD Site | • | | | |
| Funeral Home | | • | | |
| Gym | | | | |
| Large Format Liquor | | | | |
| Large Format Retail | | • | | |
| Medical | | | | |
| Mini-Majors | | • | | |
| Office | | • | | |
| Pharmacy | • | • | | |
| Residential | • | • | | |
| Service Station | • | | | • |
| Shops | • | • | | |
| Short-Stay Accommodation | | | | |
| Supermarket | • | • | | |
| Tavern | • | | | |
| Vacant | | | | |

## MAP 3.7. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - BATEAU BAY



## MAP 3.8. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - LAKE HAVEN



## MAP 3.9. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - ETTALONG BEACH

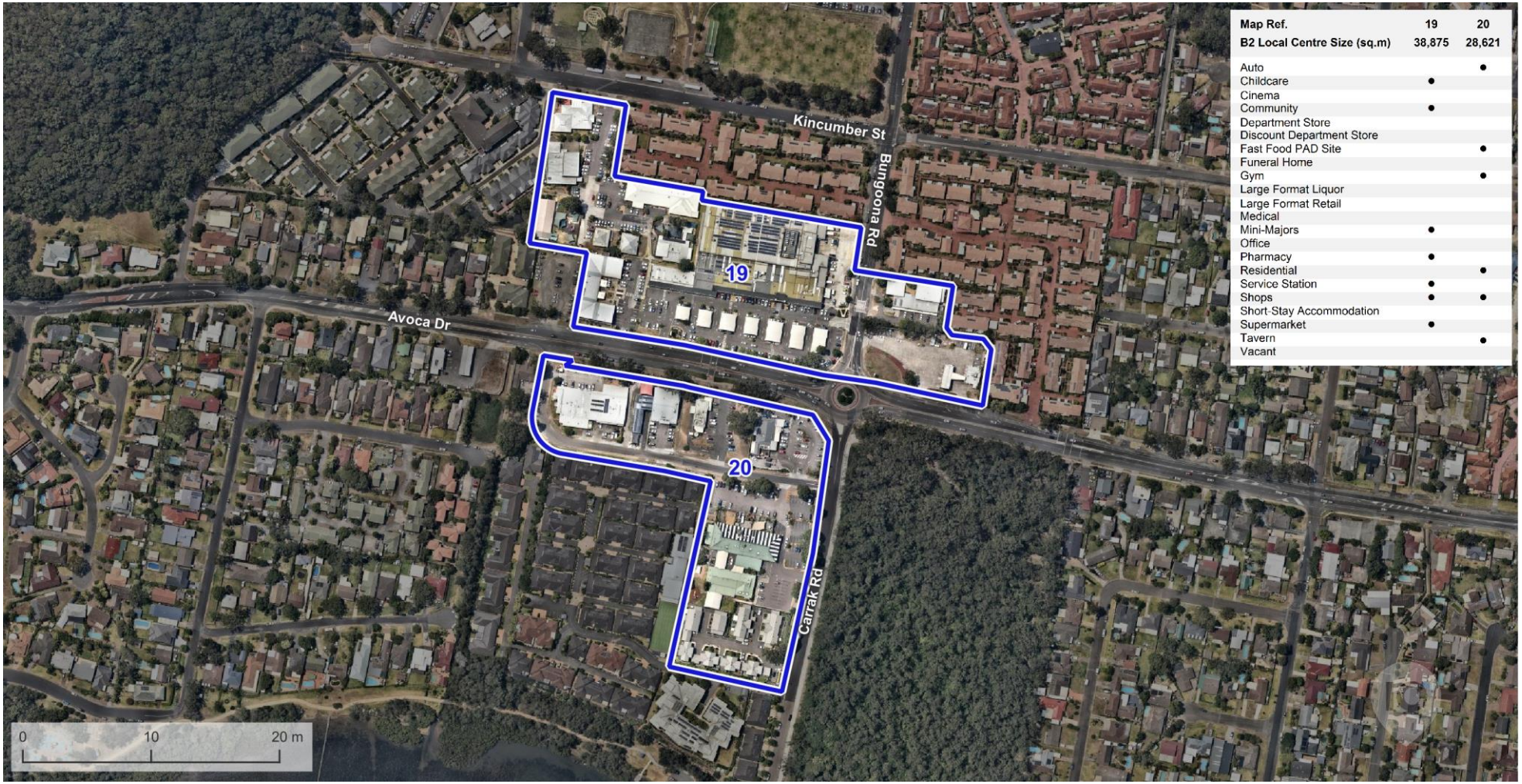


## MAP 3.10. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – TOUKLEY




| Map Ref. | 16 | 17 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 56,549 | 12,394 |
| Auto | | |
| Childcare | • | |
| Cinema | | |
| Community | • | |
| Department Store | | |
| Discount Department Store | | |
| Fast Food PAD Site | | |
| Funeral Home | | |
| Gym | | |
| Large Format Liquor | | |
| Large Format Retail | | |
| Medical | • | • |
| Mini-Majors | | |
| Office | | |
| Pharmacy | • | |
| Residential | | • |
| Service Station | | |
| Shops | • | • |
| Short-Stay Accommodation | | |
| Supermarket | • | |
| Tavern | | |
| Vacant | | |

## MAP 3.11. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – KINCUMBER




| Map Ref. | 19 | 20 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 38,875 | 28,621 |
| Auto | | • |
| Childcare | • | |
| Cinema | | |
| Community | • | |
| Department Store | | |
| Discount Department Store | | |
| Fast Food PAD Site | | • |
| Funeral Home | | |
| Gym | | • |
| Large Format Liquor | | |
| Large Format Retail | | |
| Medical | | |
| Mini-Majors | • | |
| Office | | |
| Pharmacy | • | |
| Residential | | • |
| Service Station | • | |
| Shops | • | • |
| Short-Stay Accommodation | | |
| Supermarket | • | |
| Tavern | | • |
| Vacant | | |

## MAP 3.12. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – LISAROW



## MAP 3.13. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – TERRIGAL



## MAP 3.14. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - LAKE MUNMORAH

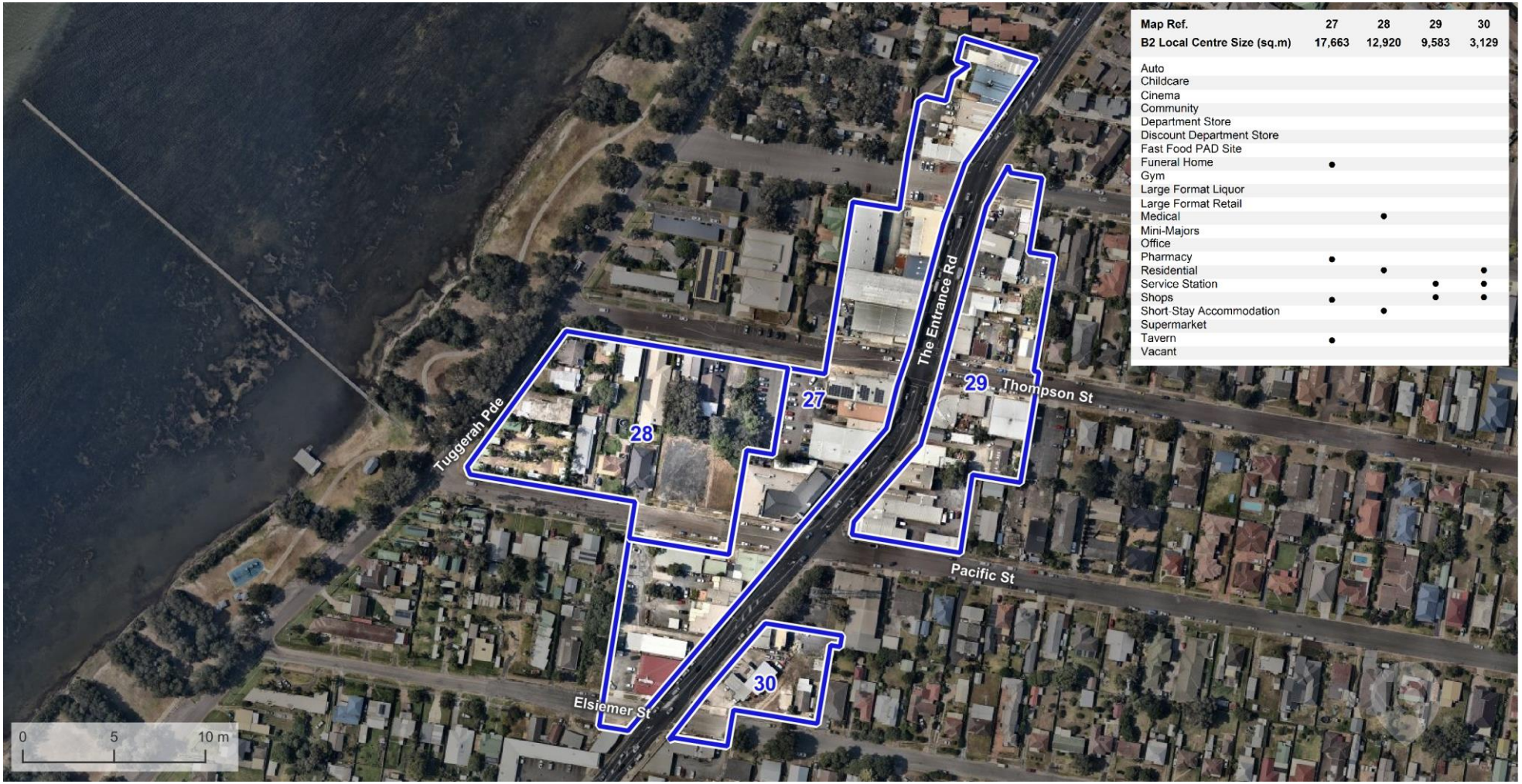


## MAP 3.15. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - EAST GOSFORD

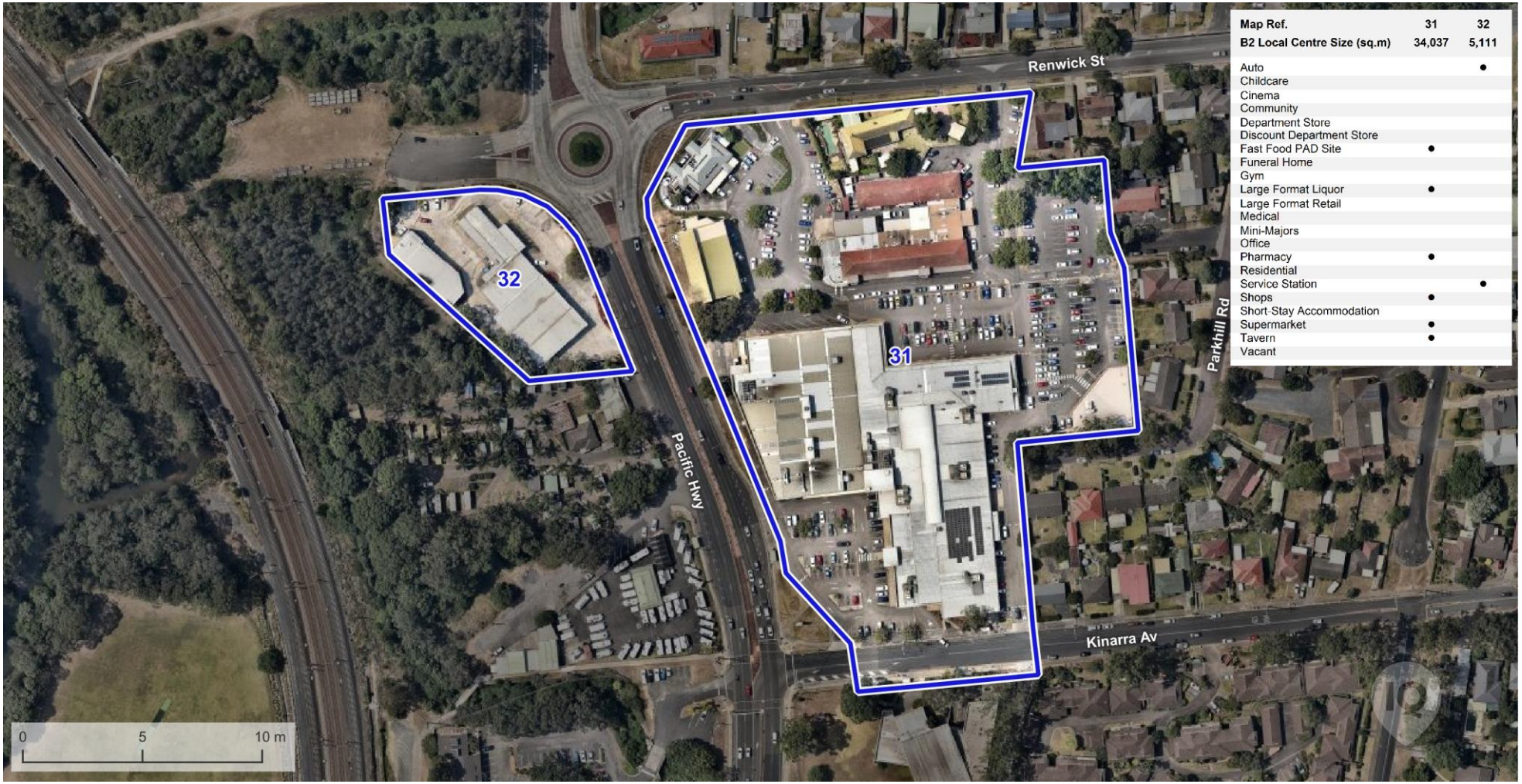



| Map Ref. | 24 | 25 | 26 |
|---|---|---|---|
| B2 Local Centre Size (sq.m) | 33,889 | 19,152 | 4,697 |
| Auto | | | |
| Childcare | | | |
| Cinema | | | |
| Community | • | • | |
| Department Store | | | |
| Discount Department Store | | | |
| Fast Food PAD Site | | | |
| Funeral Home | | | |
| Gym | | | • |
| Large Format Liquor | | | |
| Large Format Retail | | | |
| Medical | | | |
| Mini-Majors | | | |
| Office | | | |
| Pharmacy | • | • | |
| Residential | | | |
| Service Station | | | |
| Shops | • | • | • |
| Short-Stay Accommodation | | | |
| Supermarket | • | | |
| Tavern | • | | |
| Vacant | | | |

## MAP 3.16. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - LONG JETTY



## MAP 3.17. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – WYOMING

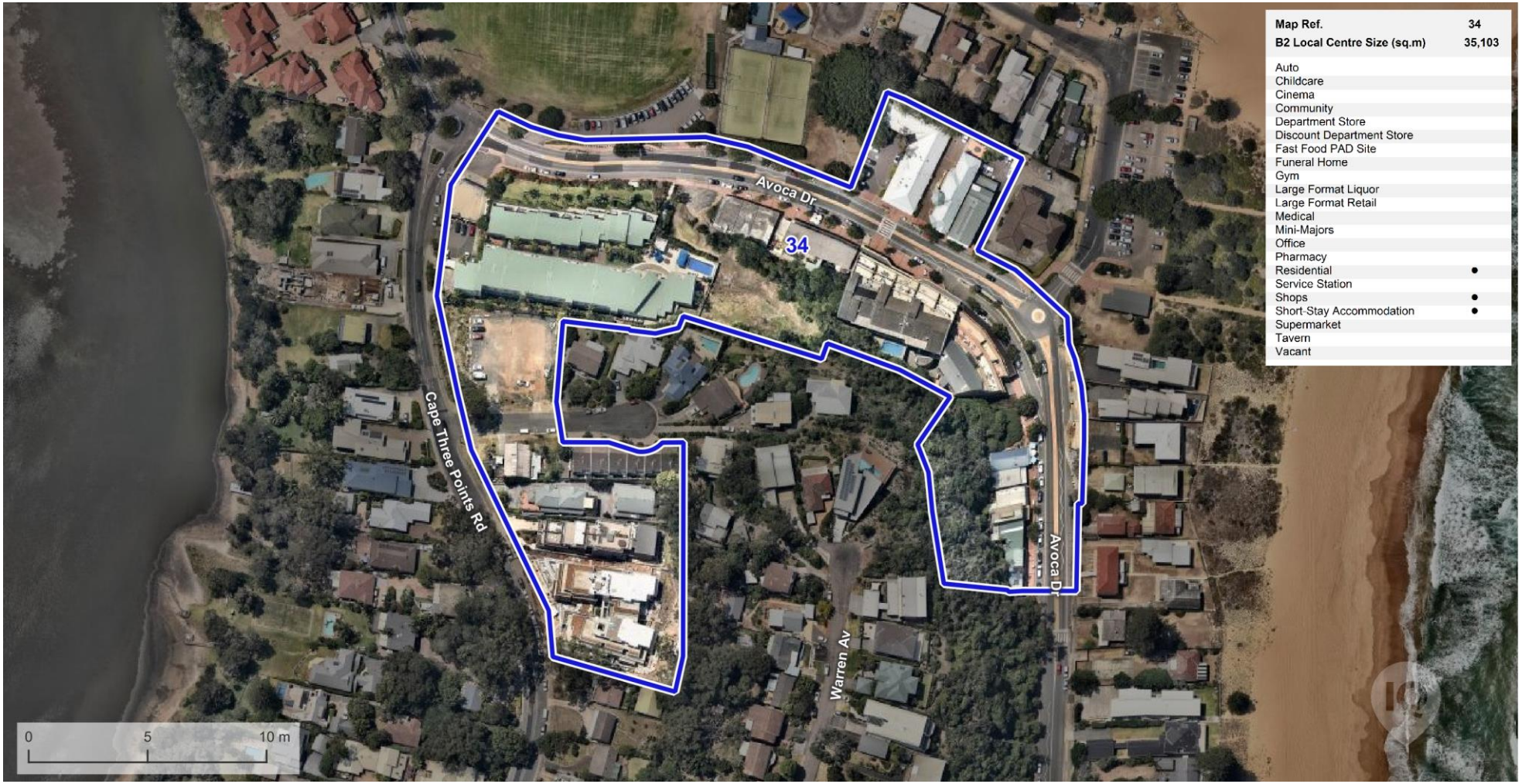



| Map Ref. | 31 | 32 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 34,037 | 5,111 |
| Auto | | ● |
| Childcare | | |
| Cinema | | |
| Community | | |
| Department Store | | |
| Discount Department Store | | |
| Fast Food PAD Site | ● | |
| Funeral Home | | |
| Gym | | |
| Large Format Liquor | ● | |
| Large Format Retail | | |
| Medical | | |
| Mini-Majors | | |
| Office | | |
| Pharmacy | ● | |
| Residential | | |
| Service Station | | ● |
| Shops | ● | |
| Short-Stay Accommodation | | |
| Supermarket | ● | |
| Tavern | ● | |
| Vacant | | |

## MAP 3.18. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - NIAGARA PARK



## MAP 3.19. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - AVOCA BEACH



## MAP 3.20. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – WADALBA




| Map Ref. | 35 | 36 | 37 |
|---|---|---|---|
| B2 Local Centre Size (sq.m) | 15,474 | 10,117 | 2,840 |
| Auto | | | |
| Childcare | | | |
| Cinema | | | |
| Community | | | |
| Department Store | | | |
| Discount Department Store | | | |
| Fast Food PAD Site | | | |
| Funeral Home | | | |
| Gym | | | |
| Large Format Liquor | | | |
| Large Format Retail | | | |
| Medical | | • | |
| Mini-Majors | | | |
| Office | | | |
| Pharmacy | | • | |
| Residential | | | |
| Service Station | | | |
| Shops | • | • | |
| Short-Stay Accommodation | | | |
| Supermarket | • | • | |
| Tavern | | | |
| Vacant | | | |

## MAP 3.21. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – BUDGEWOI



## MAP 3.22. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - SAN REMO



## MAP 3.23. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - CHITTAWAY BAY



## MAP 3.24. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND – OURIMBAH



## MAP 3.25. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - WEST GOSFORD



## MAP 3.26. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - KILLARNEY VALE



## MAP 3.27. CENTRAL COAST B2 LOCAL CENTRE ZONED LAND - TOUKLEY - NORAVILLE




| Map Ref. | 45 | 18 |
|---|---|---|
| B2 Local Centre Size (sq.m) | 14,818 | 9,941 |
| Auto | • | |
| Childcare | | |
| Cinema | | |
| Community | | |
| Department Store | | |
| Discount Department Store | | |
| Fast Food PAD Site | | |
| Funeral Home | • | • |
| Gym | | |
| Large Format Liquor | | |
| Large Format Retail | | |
| Medical | | |
| Mini-Majors | | |
| Office | | • |
| Pharmacy | • | |
| Residential | | • |
| Service Station | • | |
| Shops | • | • |
| Short-Stay Accommodation | | |
| Supermarket | • | |
| Tavern | | |
| Vacant | | |

## 3.2. Central Coast LGA B2 Local Centre Land Uses

i. For each of the 45 B2 Local Centre zoned land throughout the Central Coast LGA, Table 3.1 provides a summary of the 3 km and 5 km radii population as well as the types of uses at each location. There are 22 categorises of uses based on a desktop investigation of the areas.

ii. Table 3.2 summarises the number of B2 Local Centre zoned areas that each use is provided. The most common use is retail and non-retail shops at 38 of the 45 B2 Local Centre zoned areas (84.4%). The next most common uses are supermarkets (53.3%) and pharmacy (46.7%). No other uses are in more than 35% of B2 Local Centre zoned land areas.

iii. A total of 11 uses are in less than 15% of locations, with these uses including gyms, mini-majors, funeral homes, department stores, discount department stores, childcare, cinema complex, large format liquor, large format retail, office and vacant land.

iv. The other uses which are in 15% - 35% of locations include medical, residential, community, service station, tavern, automotive, short-stay accommodation and fast food PAD sites.

v. Table 3.3 summarises the range of uses in the B2 Local Centres that are most comparable in size to Lisarow at around 55,000 – 70,000 sq.m in size (locations highlighted in red in the previous Table 3.2). Five locations fall into this range, namely land at Lake Munmorah, Toukley, Terrigal, Umina Beach, Ettalong Beach. Only 12 different uses are provided across these locations, with those provided at three or more of the five locations being shops, supermarkets, pharmacy, community, and tavern. Each of these more common uses are already provided or proposed at Lisarow, except for a community facility which are nearby.

# TABLE 3.1. B2 LOCAL CENTRE ZONED LAND USES BY LOCATION

| Map Ref. | 2019 Population Radii | | Local Centre | B2 Zoned Land | Types of B2 Zoned Land Uses | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Suburb | 3 km | 5 km | Ref. | (sq.m) | Supermarket | Shops | Discount Dept. Store | Dept. Store | Mini-Majors | Large Format Liquor | Large Format Retail | Tavern | Service Station | Auto | Fast Food PAD site | Medical | Pharmacy | Short Stay Accommodation | Residential | Community | Funeral Home | Childcare | Cinema | Gyms | Office | Vacant Land |
| Erina | 19,193 | 65,755 | 1 | 363,318 | • | • | • | • | • | | • | | | • | • | • | • | | | | | | • | • | | |
| The Entrance | 14,944 | 28,714 | 2 | 147,208 | • | • | | | | | | • | | | • | • | • | • | • | • | | | • | | | |
| Woy Woy | 27,040 | 52,393 | 4 | 47,885 | • | • | | | | | | • | | | | | | • | | • | • | | | • | | |
| | | | 3 | 97,796 | • | • | • | | • | | | | | • | • | • | • | | | • | | | | • | | |
| Wallarah - Woongarrah | 15,282 | 45,710 | 6 | 28,226 | | | | | | | | | | | | | | | | | | | | | | • |
| | | | 5 | 87,867 | | | | | | | | | | | | | | | | | | | | | | • |
| Umina Beach | 33,214 | 43,731 | 10 | 2,551 | | | | | | | | | • | • | | | | | | | | | | | | |
| | | | 9 | 3,518 | | | | | | | | | | | | | | | | • | | | | | | |
| | | | 7 | 67,444 | • | • | | | | | | • | • | | • | | • | | • | • | | | | | | |
| | | | 8 | 30,726 | • | • | | | • | | • | | | • | | | • | | • | | • | • | | | • | |
| Bateau Bay | 31,856 | 48,414 | 11 | 98,627 | • | • | • | | • | | | | • | | • | • | • | | • | • | | | | | | |
| Lake Haven | 29,624 | 61,767 | 12 | 97,330 | • | • | • | | | | | | | • | | • | | | • | • | | | | | | |
| Ettalong Beach | 33,598 | 53,500 | 13 | 68,764 | • | • | | | | | | • | | | | | • | • | • | • | | | | | | |
| | | | 14 | 15,017 | | • | | | | | | | | | | | | • | • | • | | | • | | | |
| | | | 15 | 1,064 | | • | | | | | | | | | | | | | • | | | | | | | |
| Toukley | 11,973 | 37,884 | 17 | 12,394 | | • | | | | | | | | | | • | | | • | | | | | | | |
| | | | 16 | 56,549 | • | • | | | | | | | | | | • | • | | | • | | • | | | | |
| | | | 18 | 9,941 | | • | | | | | | | | | | | | | • | | • | | | | • | |
| Kincumber | 21,306 | 53,744 | 19 | 38,875 | • | • | | | • | | | | • | | | | • | | | • | | • | | | | |
| | | | 20 | 28,621 | | • | | | | | | • | | • | • | | | | • | | | | | • | | |
| **Lisarow** | 23,384 | 41,230 | **21** | **64,327** | • | • | | | | | | | • | | • | • | • | | | | | | | | | |
| Terrigal | 17,142 | 38,092 | 22 | 60,973 | | • | | | | | | • | | | | • | • | • | | | | | | • | | |
| Lake Munmorah | 9,578 | 22,051 | 23 | 59,996 | • | • | | | | | | | • | | | | | | | | | | | | | |

*Source: Location IQ desktop review - Nearmap and Streetview*

*Red highlighted locations are a similar size to Lisarow - 55,000 - 70,000 sq.m*

# TABLE 3.1 (CONT.). B2 LOCAL CENTRE ZONED LAND USES BY LOCATION

| Map Ref. / Suburb | 2019 Population Radii 3 km | 2019 Population Radii 5 km | Local Centre Ref. | B2 Zoned Land (sq.m) | Types of B2 Zoned Land Uses | | | | | | | | | | | | | | | | | | | | | | | Types of Use |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Supermarket | Shops | Discount Dept. Store | Dept. Store | Mini-Majors | Large Format Liquor | Large Format Retail | Tavern | Service Station | Auto | Fast Food PAD site | Medical | Pharmacy | Short Stay Accommodation | Residential | Funeral Community | Funeral Home | Childcare | Cinema | Gyms | Office | Vacant Land | | |
| East Gosford | 29,159 | 64,752 | 25 | 19,152 | | • | | | | | | | | | | | • | | | • | | | | | | | | Shops, pharmacy, community |
| | | | 24 | 33,889 | • | • | | | | | | • | | | | | • | | | • | | | | | | | | Community, shops, supermarket, pharmacy |
| | | | 26 | 4,697 | | • | | | | | | | | | | | | | | | | | • | | | | | Shops, Gym |
| Long Jetty | 23,027 | 48,131 | 30 | 3,129 | | • | | | | | | | • | | | | | | • | | | | | | | | | Service Station, residential, shops |
| | | | 28 | 12,920 | | | | | | | | | | | | • | | • | • | | | | | | | | | Residential, accommodation, medical |
| | | | 27 | 17,663 | | • | | | | | | • | | | | | • | | | | • | | | | | | | Shops, liquor outlet, tavern, phamracy |
| | | | 29 | 9,583 | | • | | | | | | | • | | | | | | | | | | | | | | | Shops, service station |
| Wyoming | 33,540 | 55,290 | 32 | 5,111 | | | | | | | | | • | • | | | | | | | | | | | | | | Liquor outlet, service station, auto centre |
| | | | 31 | 34,037 | • | • | | | | • | | • | | | • | | • | | | | | | | | | | | Fast food PAD site, tavern, pharmacy, liquor outlet, supermarket, shops |
| Niagara Park | 23,291 | 37,703 | 33 | 37,710 | • | • | | | | | | • | | | | | | | | • | | • | | | | | | Supermarket, shops, childcare, community |
| Avoca Beach | 19,127 | 39,613 | 34 | 35,103 | | • | | | | | | | | | | | | • | • | | | | | | | | | Accommodation, shops, residential |
| Wadalba | 25,576 | 50,527 | 35 | 15,474 | • | • | | | | | | | | | | | | | | | | | | | | | | Supermarket, liquor outlet, shop |
| | | | 36 | 10,117 | • | • | | | | | | | | | | • | • | | | | | | | | | | | Supermarkets, shops, liquor outlet, medical, pharmacy |
| | | | 37 | 2,840 | | | | | | | | | | | | | | | | | | | | | | | | Car Park |
| Budgewoi | 11,225 | 36,835 | 38 | 27,594 | • | • | | | | | | | • | | | • | | | | | | | | | | | | Supermarket, shops, medical, service station. |
| San Remo | 17,922 | 46,789 | 39 | 27,347 | • | • | | | | • | | • | • | | | | | | | | | | | | | | | Supermarket, shops, service station, tavern, liquor outlet |
| Chittaway Bay | 13,480 | 26,489 | 40 | 21,201 | • | • | | | | | | • | • | | | • | • | • | | | | | | | | | | Supermarket, shops, medical, tavern, service station, accommodation, liquor outlet, pharma |
| Ourimbah | 9,067 | 23,913 | 41 | 12,673 | | • | | | | | | | • | | | • | • | | • | | | | | | | | | Shops, service station, residential, medical, pharmacy |
| | | | 42 | 6,841 | | • | | | | | | | | | | | | | • | • | | | | | | | | Residential, shops, community |
| West Gosford | 19,764 | 44,500 | 43 | 17,558 | • | • | | | | | | | | | | | • | | | | | | | | | | | Supermarket, shops, pharmacy |
| Killarney Vale | 32,528 | 55,723 | 44 | 17,334 | • | • | | | | | | | | | | • | • | | | | | | | | | | | Supermarket, medical, shops, liquor outlet, pharmacy |
| Toukley - Noraville | 10,237 | 28,103 | 45 | 14,818 | • | • | | | | | | | • | • | | | • | | | | • | | | | | | | Supermarket, auto centre, service station, shops, pharmacy |

*Source: Location IQ desktop review - Nearmap and Streetview*

*Red highlighted locations are a similar size to Lisarow - 55,000 - 70,000 sq.m*

## TABLE 3.2. B2 LOCAL CENTRE ZONED LAND USES SUMMARY

| Types of Uses | No. of B2 Zoned Sites With Use | % of B2 Zoned Sites With Use |
|---|---|---|
| Shops | 38 | 84.4% |
| Supermarket | 24 | 53.3% |
| Pharmacy | 21 | 46.7% |
| Medical | 15 | 33.3% |
| Residential | 15 | 33.3% |
| Community | 14 | 31.1% |
| Service Station | 14 | 31.1% |
| Tavern | 12 | 26.7% |
| Auto | 8 | 17.8% |
| Short-Stay Accommodation | 8 | 17.8% |
| Fast Food PAD Site | 8 | 17.8% |
| Gym | 6 | 13.3% |
| Mini-Majors | 5 | 11.1% |
| Funeral Home | 5 | 11.1% |
| Discount Department Store | 4 | 8.9% |
| Childcare | 4 | 8.9% |
| Cinema | 3 | 6.7% |
| Large Format Liquor | 2 | 4.4% |
| Large Format Retail | 2 | 4.4% |
| Office | 2 | 4.4% |
| Vacant | 2 | 4.4% |
| Department Store | 1 | 2.2% |

*Source: Location IQ desktop review - Nearmap and Streetview*

### TABLE 3.3. B2 LOCAL CENTRE ZONED LAND USES SUMMARY – SIMILAR SIZED LOCATIONS

| Types of Uses | No. of B2 Zoned Sites With Use | % of B2 Zoned Sites With Use |
|---|---|---|
| Shops | 5 | 100.0% |
| Supermarket | 4 | 80.0% |
| Pharmacy | 4 | 80.0% |
| Community | 3 | 60.0% |
| Tavern | 3 | 60.0% |
| Medical | 2 | 40.0% |
| Residential | 2 | 40.0% |
| Service Station | 2 | 40.0% |
| Short-Stay Accommodation | 2 | 40.0% |
| Fast Food PAD Site | 1 | 20.0% |
| Gym | 1 | 20.0% |
| Childcare | 1 | 20.0% |
| Auto | 0 | 0.0% |
| Mini-Majors | 0 | 0.0% |
| Funeral Home | 0 | 0.0% |
| Discount Department Store | 0 | 0.0% |
| Cinema | 0 | 0.0% |
| Large Format Liquor | 0 | 0.0% |
| Large Format Retail | 0 | 0.0% |
| Office | 0 | 0.0% |
| Vacant | 0 | 0.0% |
| Department Store | 0 | 0.0% |

*Source: Location IQ desktop review - Nearmap and Streetview*

## 3.3. Lisarow Site Suitability

i. Table 3.4 outlines the suitability of the Lisarow site for the range of identified uses. The most common uses across other B2 Local Centre zoned land throughout the Central Coast LGA are already provided at Lisarow or are proposed, namely:

- Shops
- Supermarkets
- Pharmacy
- Medical
- Fast Food PAD site
- Service station
- Tavern (proposed)
- Childcare (proposed)

ii. Nine uses require a large site and/or the population in the area is too small to support these uses which are typically at larger centres that serve substantial populations as destination facilities. These uses include department stores, discount department stores, a cinema complex, large format retail and the like.

iii. Only four uses that are at other B2 Local Centre zoned lands throughout the Central Coast LGA are possible options that could be provided at Lisarow, namely residential, community, automotive and a gym.

iv. Generally, gyms and automotive uses require good exposure and easy accessibility to be successful. The subject site does not enjoy main road exposure. For gyms, they also often co-located with supermarket centres with direct access to parking, not separately from them. An automotive use such as a mechanic workshop is also typically co-located with a service station or in an industrial area. There are automotive uses in the local area with the nearest gyms at Wyoming and Erina.

v. In terms of a community centre/facilities, these are best located in high profile locations, with an established population. These facilities are commonly adjacent to parklands/playing fields. The two nearest community centres are Narara Community Centre and Wyoming Community Centre, both with 7 km of Lisarow, or less than a 10-minute drive.

## TABLE 3.4. B2 LOCAL CENTRE ZONED LAND USES – LISAROW SITE SUITABILITY

| Types of Uses | No. of B2 Zoned Sites Sites With Use | % of B2 Zoned Sites With Use |
|---|---|---|
| **Already Provided/Proposed in Lisarow** | | |
| Shops | 38 | 84.4% |
| Supermarket | 24 | 53.3% |
| Pharmacy | 21 | 46.7% |
| Medical | 15 | 33.3% |
| Service Station | 14 | 31.1% |
| Fast Food PAD Site | 8 | 17.8% |
| Tavern | 12 | 26.7% |
| Childcare | 4 | 8.9% |
| Vacant | 2 | 4.4% |
| **Large site requrement; not enough population to support** | | |
| Short-Stay Accommodation | 8 | 17.8% |
| Funeral Home | 5 | 11.1% |
| Mini-Majors | 5 | 11.1% |
| Discount Department Store | 4 | 8.9% |
| Cinema | 3 | 6.7% |
| Large Format Liquor | 2 | 4.4% |
| Large Format Retail | 2 | 4.4% |
| Office | 2 | 4.4% |
| Department Store | 1 | 2.2% |
| **Potential subject to operator/developer interest** | | |
| Residential | 15 | 33.3% |
| Community | 14 | 31.1% |
| Auto | 8 | 17.8% |
| Gym | 6 | 13.3% |

*Source: Location IQ desktop review - Nearmap and Streetview*

# 4 SITE SUITABILITY FOR RESIDENTIAL

This section of the report outlines the appropriateness of the Lisarow site for the proposed residential component of the planned development.

## 4.1. Limited Need for B2 Local Centre Zoned Land at Lisarow

i. As discussed previously, there is some 64,327 sq.m of B2 Local Centre zoned land at Lisarow around the Pacific Highway. The total Lisarow site represents 21,053 sq.m, or 32.7% of the total B2 Local Centre zoned land at Lisarow.

ii. Lot two at 121 and 129 Newling Street in Lisarow is the planned residential component and totals 11,710 sq.m. This land accounts for 18.2% of the B2 Local Centre zoned land at Lisarow and only 0.6% of the B2 Local Centre zoned land in the Central Coast LGA.

iii. There is assessed limited demand for additional retail floorspace both now and in the future at the B2 Local Centre zoned land at Lisarow. Based on the limited potential for additional supermarket and mini-major floorspace, there is limited potential for complementary retail specialty floorspace as major tenants acting as the key customer generators and the specialty stores feeding off the customer flows generated by these majors.

iv. The location of the proposed site to the rear of Lisarow Plaza and the Woolworths development, and in an elevated position, means there would be limited opportunity for integration with the existing retail offer. The lack of main road exposure also limits the potential for a range of retail uses.

v. Based on a review of other B2 Local Centre zoned land at Lisarow and across the Central Coast LGA, there are limited other uses that are typically provided on B2 Local Centre zoned land that would be able to be attracted or that would be suitable at the propose Lisarow site. The major types of uses most commonly found at other B2 Local Centre across the Central Coast LGA are currently provided or proposed (i.e. a possible future tavern and childcare centre on the balance of the 121 and 129 Newling Street site).

vi. The Lisarow site does not enjoy strong characteristics to support a range of B2 Local Centre uses, namely:

- The site lacks main road exposure, with Newling Street a dead-end road that allows access to Lisarow High School and thru traffic access to Pemberton Boulevard.
- The site also has limited integration with surrounding facilities, being located at the rear of Lisarow Plaza and the Lisarow Woolworths.
- Lisarow High School is to the immediate east.
- Established residential is to the south.
- The site is relatively small at 11,710 sq.m in size.

## 4.2. Residential Suitability

i. In terms of the potential for lot two for the Lisarow site to accommodate the proposed 17-lot residential subdivision, the following are considered excellent traits:

- The site lacks main road exposure, with Newling Street a dead-end road that allows access to Lisarow High School and thru traffic access to Pemberton Boulevard.
- The elevation of the site, with views to the north.
- The site is relatively flat and cleared, with limited vegetation.
- The site also has limited integration with surrounding facilities, being located at the rear of Lisarow Plaza and the Lisarow Woolworths.
- Established residential is to the south.
- Lisarow High School is to the immediate east.

## 4.3. Summary

i. Printban Pty Ltd control land at 121 and 129 Newling Street in Lisarow. Lot one is planned to include a tavern and lot three a childcare centre. Lot two is earmarked for a planned residential component, totalling 11,710 sq.m and accounting for 18.2% of the B2 Local Centre zoned land at Lisarow and only 0.6% of the B2 Local Centre zoned land in the Central Coast LGA.

ii. Based on a review of other B2 Local Centre zoned land at Lisarow and across the Central Coast LGA, there are limited other uses that are typically provided on B2 Local Centre zoned land that would be able to be attracted or that would be suitable for the Lisarow site. The Lisarow site also does not enjoy strong characteristics to support a range of B2 Local Centre uses.

iii. The Lisarow site has a range of excellent traits that lend it to a high quality and successful residential development, including the elevation of the site, the limited vegetation, the surrounding uses including established residential to the south and the lack of main road exposure.

iv. Taking all the above into consideration, this independent assessment supports the change in the B2 Local Centre zoning of the 121 and 129 Newling Street site at Lisarow to allow the residential component of the now proposed development.

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