

To: LOCAL PLANNING PANEL
From: Ailsa Prendergast
Subject: DA/71/2024 - Lot 11 DP 1091396 - 464 Ruttleys Road, MANNERING PARK - Storage Shed – Council Assessment Report
Date: 15 July 2025
Ref: DA/71/2024

The Local Planning Panel (the Panel), at the site meeting for DA/71/2024 on 15 July 2025 required further information regarding the following:

1. Further assessment of the proposed development against the provisions of Clause 5.10 (10)(a)-(e) of the *Central Coast Local Environmental Plan 2022*;

Central Coast Local Environmental Plan 2022

- Clause 5.10 - Heritage Conservation:

The proposed development is defined as a Storage Shed which is permitted in the zone per clause 5.10 Heritage conservation (10) Conservation incentives per the CCLEP 2022 with consent.

*(10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

Council's Heritage Officer comment:

The heritage referral comments as part of the DA assessment concentrated on the compliance of the new Development Application (DA) with the policies and conservation principles within the Conservation Management Plan prepared by Godden Mackay Logan (the "CMP") (Dated February 2009). These principles were relatively broad and concentrated themselves on more general concepts of adaptive reuse and the spatial arrangement of the site than the provision

of detailed conservation works, maintenance and repair. In assessing the application, Council's Heritage Officer considered that these general principles had been satisfied and that this in itself was the nexus between the provision of a new appropriately placed shed and the conservation of the heritage item.

Section 7.2.3 of the CMP provides the connection between retaining the heritage significance of the site and proposed new works. It states:

8. Other uses for the site may be considered provided they are compatible with the conservation of its significance, ensure the security and viability of the place and are otherwise in accordance with the policies of this CMP

Furthermore, the CMP provides principles for the inclusion of new development within the site to ensure it does not adversely affect the heritage significance of the heritage item. The CMP identifies at Section 7.2.7 of the CMP that new works could be added to the site and it is considered that the proposed new shed meets the principles outlined at Section 7.2.7.

(10)(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

Council's Heritage Officer comment:

The DA and placement of the new shed does comply with conservation principles provided in the CMP.

(10)(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

Council's Heritage Officer comment:

As the principles in the CMP are fairly high level it is overall considered that they have been satisfied and continue to be satisfied. The proposed new works are in compliance with the CMP.

(10)(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

Council's Heritage Officer comment

It was assessed by the heritage officer that there is no adverse affect on the heritage significance of the existing heritage item.

(10)(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Council's Heritage Officer comment

From a heritage perspective the amenity of the surrounding area, or the setting of the heritage item, remains unaffected. The area remains fairly open, the proposed shed is located at a reasonable distance away and is of a character that one would expect on this site. Areas of vegetation remain, and the heritage item is clearly understood to be a freestanding item.

Contact and authors

Contact: Kirra Hartley

Contact: Ailsa Prendergast

Title: Senior Planner

Title: Section Manager

Signature

Kirra Hartley

Signature

Ailsa Prendergast