RECORD OF BRIEFING
HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 15 April 2025
LOCATION	MS Teams Videoconference

PPSHCC-350 – Central Coast – DA/2113/2024 – Child Care Centre – 167 Serpentine Road, Terrigal 2260

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Rachel Stanton, Jared Wright
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Michael Leavey, Jarrod Lamshed, Andrew Brand
COUNCIL ASSESSMENT STAFF:	Emma Brown, Salli Pendergast, Tania Herbert
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING
- Overview of the site and surrounding context provided.
- Description of the proposal which is permissible and consistent with the surrounding uses.
- Council has concerns with traffic and urban design and has had preliminary discussions with the applicant and a preliminary RFI has been issued.
- Urban design concerns relate to materiality, interfaces with boundary, lack of consultation with immediate neighbour, visual and overshadowing.
- Engineering referral still outstanding but preliminary concerns include lack of detail regarding on-site water management and drainage arrangements.
- 13 objections received which raised issues regarding traffic and parking, noise, amenity, stormwater management etc.
- Council is not satisfied that car parking is sufficient.
- Traffic and access arrangements need to be refined and require further assessment.

APPLICANT BRIEFING
- Overview of the site and surrounding context – mix of residential and non-residential uses.
- Description of the proposal for a 113-place childcare centre including car parking, landscaping and acoustic treatments.
- Three trees to be removed.
- Topography and levels explained and extent of filling with stepped terrace and landscaping proposed.

- Description of elevations, building design and response to the site constraints.
- Existing and proposed views shown and explained.
- Overview of supporting technical assessments and plans lodged with the application.
- Response to initial RFI being worked through and a comprehensive package will be provided to Council.
- Traffic analysis and SIDRA modelling discussed.
- 7.00am to 6.00pm are the intended hours.

PANEL COMMENTS

- The Panel considers that there are three key issues that require further assessment and consideration:
    - Topography of the site and the design response.
    - Traffic impacts and the need to consider road safety particularly with the combined driveway being proposed.
    - Interfaces with boundaries – acoustic fencing, driveway along the boundary, filling and terracing to boundaries and possible impacts on neighbouring trees.
- Detailed cross sections need to be provided.
- Site access arrangements need to be carefully considered, and any Council proposed works on surrounding roads need to be shared with the applicant.
- Tree removal needs to be considered and assessed. The Panel will not support loss of vegetation on adjoining properties which are impacted because of earthworks, retaining or fencing and the like.
- The acoustic treatments proposed on the boundary need to be understood with full details of fencing treatments required. Acoustic measures closer to the source rather than on the boundary may be a more suitable option. Detailed cross sections are needed to understand potential impacts.
- Total staff numbers are required (not just educators) to consider adequacy of the proposed car parking.
- Documentation needs to be consistent regarding operating hours and peak traffic generation through the day should be documented.
- Landscaping and soil depths in the terracing needs to be understood.

The Panel understands that Council will issue a further RFI and expects the applicant to be responsive to this request. Given the number of submissions received a public determination meeting will be required.

Planning Panels Secretariat

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