

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 5 August 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-356 – Central Coast- DA/397/2025 - 3 Erina Valley Road, Erina 2250 – Child Care Centre (113 Place)

PANEL MATTERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Rachel Stanton, Doug Eaton
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Andrew Brand, Michael Leavey, Jarrod Armada
COUNCIL ASSESSMENT STAFF:	Deren Pearson, Emily Goodworth
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Overview of the site and surrounding context and land uses provided.
- Site is zoned C4 Environmental Living and the development is permissible within the zone with no applicable height or FSR controls.
- Water is available but sewer is not available to the site, so an on-site sewer management system proposed.
- The land is mapped as bushfire prone and GTAs have been issued by the RFS.
- The land is not flood prone but surrounded by land that is flood affected, Council is reviewing evacuation routes.
- Overview of the proposal, site plan and elevations provided.
- Two public submissions received with issues about flooding of surrounding streets, and parking / overflow parking and traffic impacts raised.
- State Agencies have been consulted (RFS, Ausgrid and TfNSW) and no objections have been raised.
- Council is seeking additional / clarified information regarding:
 - The on-site sewer management system and technical calculations,
 - The location of fire hydrants,
 - Details of bulk earthworks (cut and fill) and groundwater levels,
 - Engineering – sections and grades of ramps,
 - Trees – further arborist reporting due to earthworks for civil works.
- Variation to DCP for setbacks is being considered.

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- Car parking complies with the Council's requirements.
- Childcare planning guidelines – proposal exceeds minimum indoor and outdoor space requirements.
- Council are considering adequacy of sustainability measures.

APPLICANT BRIEFING

- Overview of the site, surrounding land uses.
- Overview of the proposal provided.
- Rationale for the design approach, residential character, and access arrangements.
- Material selection and landscaped frontage and setbacks discussed.
- Overview of supporting studies and reports.
- Two submissions – applicant believes that the issues raised have been addressed in the DA documentation.
- Currently in the process of responding to the Council RFIs.

PANEL COMMENTS

- The Panel want a clear understanding of the traffic management and access arrangements and relationship to the existing street network, including one-way arrangements on part of Erina Valley Way.
- The Panel are interested in the siting of the building, landscaping elements, setbacks and the civil and engineering outcomes and how these inter-relate particularly where there are impacts on adjoining properties.
- Detailed cross sections are required to understand the extent of cut and fill and retaining across the site and the relationship to boundaries. RLs for height of retaining walls need to be shown.
- The Panel want a clear understanding of the extent of vegetation removal, particularly if and why trees are being removed on boundaries.
- A fencing plan should be provided and this should detail boundary fencing arrangements. The recommendations of the acoustic investigations need to be shown on the architectural plans and considered in the assessment.
- The Panel noted the lack of sewer availability and wanted to understand the possibility of connection with sewer lines nearby.
- The Council / applicant need to ensure consistency between the architectural / arborist and engineering plans.

The Panel consider that the application should be relatively contained and encourage the applicant and Council to work together to bring the assessment report forward for determination.

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