

9 June 2026

Eliza Williamson
Planner
Department of Planning and Environment
E: eliza.williamson@dpie.nsw.gov.au

Dear Madam,

***Mixed Use Development at 23 - 25 Ashton Avenue The Entrance (SSD-84190958) (Central Coast)–
Council Submission***

I refer to your email of 8 May 2026 whereby Council received a request to provide comments on SSD-84190958. In response, Council provides the following comments regarding the proposed development:

DEVELOPMENT ENGINEERING

Council stormwater drainage

- Alterations to Council's existing drainage system are to be supported by an engineering design and hydraulic calculations.
- Zone of influence requirements to Council's stormwater infrastructure is to be in accordance with Council's DCP Chapter 3.1 cl.3.1.14.3

Site stormwater drainage

- Horizontal separation between the Council drainage line from Campbell Avenue and the proposed new 225 diameter line is required.

Traffic

- A Traffic Impact Assessment (TIA) is to be provided in accordance with Council's Central Coast Development Control Plan 2022 (CCDCP), Chapter 2.13 and TfNSW new Guide to Transport Impact assessments.
- Carparking is to be provided in accordance with AS2890.



Easements

- Easements will need to be created for the access provisions and any drainage lines.

Access

- The applicant is proposing gates at either end of the development. This raises the question as to how the lots that front The Entrance Road, which have their access through the site, have unrestricted access.

WASTE

- Access to the proposed bulk waste storage area needs to be clearly indicated. It is unclear where the doorway is to get into the area, it must not open out into the proposed carpark adjacent to the room.

WATER & SEWER

- The development will require a Section 305 application to be submitted to Council under the *Water Management Act 2000* for a Section 307 Certificate of Compliance to be issued upon completion of works. Water and sewer contributions are required for this proposal, which will be detailed on the WMA Section 306 Requirements letter, to be issued by the Water Assessments team.
- The existing Lots are not connected to Council's reticulated water supply infrastructure. An existing sewer junction is available at the north-west corner of the site for connection to Council's reticulated sewerage drainage infrastructure. Multiple Council water and sewer mains are located around and through the site, including:
 - A 200mm AC water main (with hydrant) across the Ashton Avenue frontage
 - A 150mm AC sewer main (with manhole) across the Ashton Avenue frontage
 - A 150mm AC sewer main (with manhole) across the centre of the site, within the southern portion of Lots 36 & 37
 - A 150mm AC water main across the Campbell Avenue frontage

The development is to be designed and constructed in accordance with Council's *Building in Proximity to Water and Sewer Pipelines Procedure* (available on Council's website), including for minimum clearances and sewer main protection requirements (including relining of sewer mains and piers to below the Zone of Influence (ZOI) line for any sewer and/or water main, where any structure encroaches the defined ZOI area from these mains).

- It is recommended to obtain a Flow and Pressure statement from Council to assist any internal hydraulic design.
- Water and Sewer Developer Charges will be applicable to the proposed development.

Please note this submission has been provided by Councils technical staff and further comments may be provided once the proposal has been reviewed by Councils Environment & Planning Committee.

Should you have any questions please contact Council's Senior Development Planner, Kirra Hartley on 0436 522 371 or via email Kirra.Hartley@centralcoast.nsw.gov.au

Regards

A handwritten signature in black ink, appearing to read "ASh" followed by a stylized flourish.

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT