



11 May 2026

Mr Chris Rogers
C/o Adam Crampton

Email: adamc@adwjohanson.com.au

Dear Mr Rogers,

DA/1264/2024, DA/947/2024 & DA/1389/2024 – Record of Deferral

We refer to the Record of Deferral from the Hunter & Central Coast Regional Planning Panel (the Panel) dated 18 February 2026.

The owner's consent information submitted on 18 March 2026 has been reviewed. However, the owner's consent information remains incomplete, refer to **Attachments 1, 2 and 3** which identify where the owner's consent is correct, missing, incomplete or contains errors.

Having regard to the recent correspondence to the Panel from King & Wood Mallesons, wherein an extension of time in which to respond to the record of deferrals was made. Council acknowledges the Panel's response, dated 6 May 2026, summarised below:

- The Panel will not enter into ongoing correspondence regarding the merits or otherwise of these proposals.
- The Panel notes it is incumbent upon the applicant to make its own enquiries of Council regarding matters they wish to obtain answers for.
- The Panel has not withheld any material.
- The panel notes that the applicant has been on notice since February 2025 of key issues with the application.
- The Panel notes the applicant has had ample time to respond to issues raised by Council and the Panel in their deferral, noting that the reports were published over 2 months before the public meeting on 4 February 2026 public meeting.
- The Panel notes the applicant chose not to attend a briefing specifically requested by the Panel on the 10 February 2025.
- The Panel notes the applicant failed to bring relevant coastal engineering experts to the 4 February 2026 public meeting.
- The Panel expects the timeframe outlined in the deferral to be observed, noting that the applications have been before the Panel for over 18 months.





Council notes that all letters, queries and Request for Information responses received from the applicant have been responded to by Council.

Given the above, the deadline of 13 May 2026, to provide a comprehensive response addressing items raised by Council and the Panel in the deferral still applies. Council will be re-reporting the DAs to the Panel on or immediately after this date should the requested response not be forthcoming.

If you have any questions and/ or require additional information relating to a specific key issue, please do not hesitate to contact me directly on 0439 136 835 or

Antonia.Stuart@centralcoast.nsw.gov.au

Kind regards

A handwritten signature in grey ink, appearing to read "Antonia Stuart".

Antonia Stuart

Section Manager

DEVELOPMENT ASSESSMENT

Attachment 1 – Section A Owner's Consent

Attachment 2 – Section B Owner's Consent

Attachment 3 – Section C Owner's Consent



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | **P** 02 4350 5555

Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | **P** 02 4325 8222

E ask@centralcoast.nsw.gov.au | **W** www.centralcoast.nsw.gov.au | ABN 73 149 644 003

SECTION A - OWNERS CONSENT – As of April 2026

Table 1 provides a schedule of the owners consent. Owners consent shaded orange is incomplete or contains an error. Owners consent shaded red was missing. Unshaded owners consent is correct.

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
CALAIS ROAD				
75	DP 13304	3 Calais Road	R Hill & C Hill	Yes
74	DP 13304	5 Calais Road	Aldwych Industrial Finance	Yes
73	DP 13304	7 Calais Road	Correct owner Simberth Pty Ltd	Yes – Incorrect owners details. “Simbeeth Pty Ltd” Council’s Strategic Planning referral says “Simberth Pty Ltd” Error crossed out and corrected in revised consent but not initialled (Section 7)
72	DP 13304	9 Calais Road	Correct owner T Ohannessian	Yes – Incorrect owner’s details. J Goubran & M Goubran – this does not match the names from Council’s Strategic Planning Referral (Section 7)
71	DP 13304	11 Calais Road	B P Bailey & J M Bailey	Yes
Lot 0 CP	SP 54686	13 Calais Road	SP 54686	No
69	DP 13304	15 Calais Road	C R Byrne	Yes
Lot 0 CP	SP 73507	17 Calais Road	Strata Plan 73507	Yes

SECTION B - OWNERS CONSENT – As of April 2026

Table 1 provides a schedule of the owners consent. Owners consent shaded orange is incomplete or contains an error. Owners consent shaded red was missing. Unshaded owners consent is correct.

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
OCEAN VIEW DRIVE				
2	DP 11004	27 Ocean View Drive	A Bonanno M Bonanno	Yes
456	DP 755234	27 Ocean View Drive	A Bonanno M Bonanno	Yes
3	DP 11004	29 Ocean View Drive	N Elias & Co Pty Ltd	Yes
4	DP 11004	31 Ocean View Drive	G McCloskey	Yes
Lot 0 CP (1-6)	SP 2308	33 Ocean View Drive	SP 2308	Yes – incorrect Lot number (Section 2)
6	DP 11004	35 Ocean View Drive	3co Wamberal Pty Ltd	Yes
Lot 0 CP (1-8, 10-11 & 13-16)	SP 10592	37 Ocean View Drive	SP 10592 SP 68564	No
8	DP 11004	39 Ocean View Drive	Est Late D P Nikolaidis	No
9	DP 11004	41 Ocean View Drive	M Brice	Yes
10	DP 11004	43 Ocean View Drive	Camjabrook Pty Ltd*	Yes – Incorrect Lot number (Section 2)
11	DP 11004	45 Ocean View Drive	J Mascolo	Yes
12	DP 11004	47 Ocean View Drive	Correct Owner Livcorp Investments Pty Ltd	Yes – Incorrect owners details provided – submitted as The Butler Family Trust. No Lot number Single signature (Section 7)
13	DP 11004	49 Ocean View Drive	G Cahill	Yes

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
14	DP 11004	51 Ocean View Drive	Nat Investments Pty Ltd	Yes
Lot 0 CP (1-4)	SP 17391	53 Ocean View Drive	SP 17391	Yes - individual owner only – no consent from Strata.
16	DP 11004	55 Ocean View Drive	Correct owner – Lado Property Holdings Pty Ltd	Yes
17	DP 11004	57 Ocean View Drive	G McLeod	Yes – Incorrect Owners Details, R Joyce submitted on form with G McLeod but not owner
18-19	DP 11004	59-61 Ocean View Drive	Trustees of Edmund Rice Education Australia	Yes
20	DP 11004	63 Ocean View Drive	S Croll J Croll	Yes
21	DP 11004	65 Ocean View Drive	P Lee J Borg	Yes
12	DP 12022	67 Ocean View Drive	A Biber A Biber M Biber	Yes – Only 2 of 3 owners have signed
11	DP 12022	69 Ocean View Drive	Department of Planning & Environment Sydney	No
10	DP 12022	71 Ocean View Drive	Department of Planning & Environment Sydney	No
9	DP 12022	73 Ocean View Drive	P Coumbiadis A De Freitas	Yes
8	DP 12022	75 Ocean View Drive	Vicary Pty Ltd	Yes
7	DP 12022	77 Ocean View Drive	J Todd S Todd	Yes

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
6	DP 12022	79 Ocean View Drive	C Rogers K Rogers	Yes
5	DP 12022	81 Ocean View Drive	M Freeburn A Freeburn	Yes
4	DP 12022	83 Ocean View Drive	Susique Pty Ltd	Yes
3	DP 12022	85 Ocean View Drive	Wamberal Investment Co Pty Ltd	No – signature not the registered owner.
2	DP 12022	87 Ocean View Drive	D.J Elkor	No – signature not the registered owner.
1	DP 12022	89 Ocean View Drive	N Karam E Karam	Yes
93	DP 13304	91 Ocean View Drive	G Scott	Yes
92	DP 1119212	93 Ocean View Drive	EJ Cooper + Son Pty Ltd	Yes
91	DP 1119212	95 Ocean View Drive	EJ Cooper + Son Pty Ltd	Yes
90	DP 1137115	97 Ocean View Drive	S Circosta A Circosta	Yes
Lot 0 CP	SP 6592	99 Ocean View Drive	SP 6592	Yes
81 88	DP13304 DP13304	101 Ocean View Drive 101A Ocean View Drive	R Brooks C Brooks	Yes – Owners consent not for 101 – Lot 81 DP13304
80 87	DP 13304 DP 13304	103 Ocean View Drive	L Kolinac T Dick	Yes – Owners consent not for 103 Lot 80 DP13304
1	DP 862761	105 Ocean View Drive	A Kamper	Yes
SURFERS ROAD				
85	DP 508300	2 Surfers Road	C Cronin	Yes
84	DP 508300	4 Surfers Road	G Englefield	Yes

SECTION C - OWNERS CONSENT - As of April 2026

Table 1 provides a schedule of the owners consent. Owners consent shaded orange is incomplete or contains an error. Owners consent shaded red was missing. Unshaded owners consent is correct.

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
PACIFIC STREET				
PH175			TBC	No
19	DP 8854	3 Pacific Street	Correct owner – Robcharta Nominees NSW Pty Ltd	Yes – Incorrect owners details. Form signed by Belinda Yang – doesn't match the owners listed in Council's Strategic Planning referral (Section 7)
18	DP 8854	5 Pacific Street	C P Assaf & C Assaf	Yes
16 & 17	DP 8854	9 Pacific Street	W E Hughes & D L Hughes	Yes
15	DP 8854	11 Pacific Street	A C Pestonji	Yes
14	DP 8854	13 Pacific Street	K E Pearson & M G Pearson	Yes
Lot 0 CP	SP 8735	15 Pacific Street	SP 8735	Yes
12	DP 8854	17 Pacific Street	Correct Owner R C Palmer & T C Palmer	Yes – Missing owners consent T C Palmer – Not received (Section 7)
11	DP 8854	19 Pacific Street	Ms S Baynie	Yes
10	DP 8854	21 Pacific Street	Correct owner I Davis	Yes – Signed by 2 owners. Only 1 registered owner on Council's records
9	DP 342613	23 Pacific Street	R Mamone & R Mamone	Yes
9A	DP 342613	23A Pacific Street	Correct Owner Jetjo	Yes – Incorrect owners details –

Table 1 - Owners Consent (Private Properties)				
Lot	Plan	Address	Owner	Received
			Nominees Pty Ltd	submitted as Jetjo Family Trust single signature (Section 7)
Lot 0 CP	SP 5039	25 Pacific Street	SP 5039	Yes
6	DP 8854	29 Pacific Street	Maxtom Pty Ltd	Yes – single company Director signature. (Section 7)
5	DP 8854	31 Pacific Street	R K Hunter	Yes
4	DP 8854	33 Pacific Street	D M McCreesh	Yes – incorrect property details (Section 2)
OCEAN VIEW DRIVE				
3	DP 8854	23A Ocean View Drive	D R Slade & E A Slade	Yes
99	DP 1291905	23B Ocean View Drive	N Maroun	Yes – two owners have signed. Only one owner on Council's records
4	DP 524938	25C Ocean View Drive	R N Awadallah & M Awadallah	Yes
1, 2 & 3	DP 524938	25, 25A & 25B Ocean View Drive	Department of Planning & Environment – Sydney	No