

## Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-120 – Lake Macquarie – DA/226/2022
<b>APPLICANT / OWNER</b>	Johnson Property Group/The State of NSW
<b>APPLICATION TYPE</b>	Designated development
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 7(b), Schedule 6 of the Planning Systems SEPP 2021: designated development - marina
<b>KEY SEPP/LEP</b>	SEPP 33, Coastal Management SEPP 2018, Infrastructure SEPP 2007, SRD SEPP, Lake Macquarie LEP 2014
<b>CIV</b>	\$ 7,228,000 (excluding GST)
<b>BRIEFING DATE</b>	31 March 2022

### ATTENDEES

<b>APPLICANT</b>	Bryan Garland, Chief Development Officer, JPG Kate Cramp, Senior Development Manager, JPG Mat Ratnidge, Senior Town Planner, ADW Johnson Ben Patterson, Technical Director, Royal Haskoning DHV
<b>PANEL CHAIR</b>	Alison McCabe
<b>PANEL MEMBERS</b>	Juliet Grant, Douglas Lord and Jason Pauling
<b>COUNCIL OFFICERS</b>	Nicole Sellen and Amy Regado
<b>SENIOR PLANNING OFFICER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

- Introduction
- Council summary
  - Overview of the application and site location provided, including works both on the water and land
  - Trinity Point approval background outlined in relation to Concept Approval MP 06\_0309, modifications and other site approvals
  - Existing development on site and activated developments outlined, including temporary restaurant
  - Proposed State Significant Development for the site to be lodged in near future
  - Zoning and land capability mapping explained, noting that the LEP does not contain Coastal Vulnerability Mapping at this stage

- Coastal Management Plan has been gazetted previously
  - Concept Approval Conditions to be addressed for Stage 2 include:
    - B2 and C12 - Marina staging and final design –
    - C13 & C14 – Environmental Performance Monitoring
  - Stage 1 Marina approval - Condition 46 – Aquatic Ecology Monitoring Plan
  - Land zoning - W1 Waterways (marinas are permissible), SP3 (existing marina office) and RE1
  - Site is mapped as Coastal Environmental Area and Coastal Use Area
  - Assessment report is to outline compliance with the relevant SEPPs (including any applicable savings and transitional clauses in previous SEPPs)
  - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
  - The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
    - Overview of applicant, operator and application, being:
      - Stage 2 – extension of existing Stage 1 approval by 94 berths to achieve Concept Approval total of 188 berths and conversion of existing marina office to 5 ensuites
    - Concept Approval hold points – confirmed by Marine Operator (through licence agreements) of 75% take up of Stage 1 and acknowledge other threshold and environmental requirements for Stage 2
    - Proposed State Significant DA for Site Redevelopment proposed
    - No development across the sea grass beds and negligible impact on sea horse (and sea grass). Ongoing monitoring proposed.
    - Interaction with land uses to create tourism precinct
    - Pre-lodgement consultation undertaken to assist with EIS preparation
    - Agency consultation undertaken
    - Temporary construction compound to be included in the development, to be located on Rathmines Park, noting that landowner's consent from Council is required prior to determination of Stage 2. Occupation of park estimated as 3-4 months.
    - Application lodged with Crown Lands for landowner's consent for marina
    - Native Title has been extinguished over the Lot/DP area on Waterway
    - No dredging proposed
    - Application identifies a 0.9m sea level rise for the floating marina design, with a 25-year planning period

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- The Panel noted that the LEP does not have any coastal vulnerability mapped.
- The assessment report should consider inundation issues relating to sea level rise and identify the planning timeframe for the whole development (ie. marina and onshore buildings).
- Council owned land is located between waterway and hotel development that is a buffer for erosion etc.

## **REFERRALS REQUIRED**

### Internal

- Air quality
- Social impact
- Environmental Management Noise
- Access
- Environmental Management
- Contamination
- Streetscape/Landscape
- Flood Control and Sea Level Rise

Actions required from internal referrals relate to:

- Lake and Foreshore/Coastal Protection (Concept Approval conditions compliance)
- Recycling/water (details of operational waste and clarification on construction waste management)
- Aboriginal heritage (utilisation of Rathmines area and any requirement for approval).

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Exhibition dates: 24/2/2022 to 31/3/2022
- Submissions have been received and to be reviewed
- Preliminary issues (to date) regarding
  - Pollution impacts
  - Community consultation
  - Extension of break wall without protocols for water testing
  - Insufficient facilities or infrastructure to cater for the extension

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

**DA LODGED:** 18 February 2022

**TENTATIVE PANEL BRIEFING DATE:** 09/06/22

**TENTATIVE PANEL DETERMINATION DATE:** 19/10/22