

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 February 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-270 – Lake Macquarie – DA/1288/2023 – 21 A Wangi Road, Myuna Bay 2264 – Demolition, Decommission, Remediation and earthworks.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Stephen Leathley
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Christine Buckley and Jason Pauling due to a conflict in duties.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Mark Lyndon, Jeff Apitz, Colin Robinson, Adam Berry
COUNCIL ASSESSMENT STAFF:	Amy Regado, Glen Mathews, Rhiannon McLardy and Michael Corrigan
DEPARTMENT STAFF	Leanne Harris and Holly McCann

COUNCIL BRIEFING:

- DA is for demolition and remediation works at the former Myuna Bay Sport and Recreation Centre.
- Lodged 5th September 2023.
- Crown Applicant / Owner.
- Overview of site history and surrounding context.
- Constraints include bushfire, flooding, contamination and ASS.
- Proposed demolition works, essential services removed / capped and made good, with spine road and car park to be retained.
- Separate application under Fisheries Management Act (not lodged as Integrated) and Council not sure of the status.
- Six submissions, 5 in objection and 1 in support. Key issues re the water ski club, other options for the site including private use and adequacy of the ash dam report (structural review).
- Overview of the closure of the facility in 2019 and status of Eraring Power Station.
- Extensive vandalism and damage to the existing infrastructure.
- Key planning considerations discussed. Mapped as Coastal Wetland and relationship to legislation / designated development – defined as environmental protection works therefore not designated.
- Background to the role of the elected Council to date and public interest grounds for their refusal to support the DA.

Planning Panels Secretariat

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APPLICANT PRESENTATION:

- Overview of the DA and background to the stability of the ash dam wall and contractual obligations for the site.
- Current illegal activities and public safety risks.
- Overview of consultation undertaken and planning processes to date.
- Overview of the site and proposed demolition works and remediation action plan submitted.
- Explanation of the specialist reports and investigations supporting the DA.
- Discussion re the availability of existing similar facilities.

PANEL COMMENTS:

- The Panel sought clarification of water ski infrastructure and relationship of this to the rest of the site including ownership, lease and licence arrangements (user agreement) as this will need to be addressed in response to submissions.
- The Panel will want to understand the extent of earthworks for remediation as well as the extent of clearing and ecological impacts with the proposed works.
- The Panel understand that there was previous agreement between the applicant and the Council regarding proposed draft consent conditions.
- Publicly available information in relation to the contractual obligations and compensation arrangements etc needs to be before the Panel.

The Panel will hold a public determination (electronic) meeting on the 19th March 2024.