

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 27 August 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-297 – Central Coast – DA/1295/2023 – U3, 49 – 65 Wentworth Avenue, Doyalson 2262

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Roberta Ryan, Greg Flynn
APOLOGIES	Tony McNamara, Tony Tuxworth
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Stephen O'Connor, Clare Brennock, Brett Elise, Peter Ross, Ben Young
COUNCIL ASSESSMENT STAFF:	Salli Pendergast, Emily Goodworth
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING:

- Site is currently occupied by the Doyalson Wyee RSL Club.
- Previous PP to allow for some residential development. Previously RE2 now RE2, C2 and R2.
- The DA is for a Community Title subdivision in two stages and construction of a signalised intersection, bulk earthworks and servicing.
- The DA is regionally significant due to private infrastructure works over \$5million (traffic lights).
- Under the LEP minimum lot sizes do not apply to RE2 or C2 zones for community title subdivision.
- VPA negotiated and provided as part of the PP for enhanced conservation outcomes. Council is still working through issues with the landscaping, conservation and the existing gas pipeline easement.
- Council issued an RFI requiring further detail which has been recently submitted and is being assessed.
- TfNSW are supportive of the proposal.
- The land is within a mapped URA in the LEP. Concurrence is being sought from Department of Planning.
- 3 public submissions. Two raise issues with the proximity of the Vales Point ash dam
- Site specific LEP clause with planning controls which are inconsistent with this in terms of staging and precinct plans.
- Council are still assessing the required management plan / neighbourhood plan for the operation of the subdivision.

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APPLICANT BRIEFING

- Background to the Club and its operations provided.
- History of the PP which was gazetted 2022.
- DA lodged July 2023, consistent with the structure plan.
- Overview of the proposed development – subdivision masterplan in two stages supported by infrastructure.
- Separate local DA for proposed development within proposed lot 9 has been lodged.
- VPA as part of the PP:
 - Construction of the intersection,
 - Protection of biodiversity,
 - Landscaping and wildlife management, and
 - Relocation of sporting fields.
- An indicative concept design was lodged as part of the PP setting out intended uses.
- The DA creates super lots and further subdivision of one super lot into 5 smaller DA (local DA for uses/ food outlets on this site).
- Overview of infrastructure proposed including road and stormwater management (all will be community property).
- Overview of the specialist reports to support the DA.
- Issues:
 - Provision of services.
 - Landscaping along Jemena pipeline and relationship to VPA obligations.

PANEL COMMENTS

- The Panel want to understand the traffic modelling and the assumptions behind it to support the proposed intersection arrangements. The relationship between the lights and the access arrangements for the stage 2 subdivision need to be understood and assessed.
- The Panel want a clear understanding of the background to the VPA and relationship to the subdivision and required controls.
- Similarly, the Panel question to the relationship of the Satisfactory Arrangements clause in the LEP and the provision of the traffic lights. The role of the Department and concurrence arrangements needs to be understood.
- The Panel need to understand whether any modification to the VPA is required as a result of the proposed subdivision.
- The Panel will need to understand the proposed framework and what is required for the subdivision to work and the timing of proposed works etc. Information to support this needs to be submitted with the DA and be assessed by the Council. This will include the details of the Community Plan, restrictions and covenants and neighbourhood statements and the consistency and relationship between these documents.
- The Panel need details of bulk earthworks, any vegetation removal, and retaining walls, particularly at sensitive uses. Detailed cross sections need to be provided at all boundary interfaces to ensure level relationships are properly understood.

The Panel will seek further briefings as required.

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