

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	21 April 2026
DATE OF PANEL DECISION	21 April 2026
DATE OF PANEL BRIEFING	14 April 2026
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Rachel Stanton, Doug Eaton
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 7 April 2026.

MATTER DETERMINED

PPSHCC-297 – Central Coast – DA/1295/2023 at U3, 49 -65 Wentworth Avenue, Doyalson 2262 – Community Title Subdivision (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel previously considered this matter in March 2025, where the matter was deferred for the applicant to address a range of matters that, in the Panel's consideration, were not matters that could be conditioned.

Arising from the deferral, the applicant has amended the application and provided revised reports, including updated Arborist Report, Biodiversity Assessment Report (BDAR), Englobo Wildlife Management Plan, Tree Retention Plan, Englobo Vegetation Management Plan, Englobo Landscape Management Plan, and Concept Landscape Master Plans for each corridor. Additional tree surveys have been carried out, and service layouts amended to protect vegetation and ecologically sensitive areas.

The matter was referred to the Department of Health as required by the Panel.

The Council has prepared a supplementary report assessing the above information which has been considered by the Panel.

The Vegetation Management Plan has changed, with preparation of detailed plans and works being deferred to the future development of each lot. The proposed conditions do not agree with this approach and require the overall plan to be prepared prior to the release of Subdivision Certificates, with implementation being done as development occurs.

The proposed community title subdivision and infrastructure works is the outcome of a rezoning finalised in 2022. A Voluntary Planning Agreement (VPA) was entered into as part of the Planning Proposal. This VPA is a matter for consideration for this Development Application (DA).

The subdivision and future use of the lot would be consistent with that anticipated by the zoning of the land. The intersection and roadworks, specifically at the Pacific Highway intersection, are those required by the VPA.

The VPA also included specific biodiversity and landscape outcomes.

The Panel understands that the proposal now meets the intent of the VPA, and that landscape and ecological outcomes are satisfied.

The development is the first stage of a development that would be consistent with the statutory and policy framework adopted for the site.

Subject to conditions, the proposed development could be approved.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to conditions attached to the supplementary Council assessment report with the following additional conditions numbered as follows:

1. 1.12 This consent does not include approval for any development on the adjoining land at 118 or 120 Pacific Highway (Lot 62 DP755266 or Lot 7340 DP.1166918).
2. 1.13 This consent does not include approval for any underlying road layouts, building envelopes or the like as shown indicatively on plans within each of the proposed lots.
3. 6.14 The works and obligations under the adopted executed Voluntary Planning Agreement (VPA) titled CCC & Doyalson Wyee RSL Club Limited' dated 15.09.22 (Doc D15343490) are to be carried out under this consent. The future development of all approved lots under this consent are to demonstrate consistency and ongoing compliance with the obligations and requirements under the adopted VPA.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:

- (i) The proposed development is consistent with the strategic framework for the site.
- (ii) The ecological, landscape and infrastructure requirements for the development have been satisfied.
- (iii) The impacts arising from the development can be appropriately managed and mitigated.

CONDITIONS

The development application was approved subject to the conditions attached to the supplementary Council assessment report with the following additional conditions:

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CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Replacement of ovals with seniors housing as will devalue property
- Proposed tree removal significant but need to remove 2 dead trees on club land as safety issue and blocking sunlight
- No increased traffic impact to Wentworth Ave – all traffic access only to be direct access to highway and no access to Wentworth Ave as increased safety issue

- Site is unsuitable and proposal is contrary to the public interest due to potential impacts from proximity to existing ash dam associated with the power station. Request a NSW epidemiological assessment
- No effective buffer between the ash dam and the proposal. Concerns regarding human health. Request referral to CC Area Health

The Panel considers that concerns raised by the community have been adequately addressed in the Council assessment report and supplementary assessment report.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Rachel Stanton	 Doug Eaton

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-297 – Central Coast – DA/1295/2023
2	PROPOSED DEVELOPMENT	Proposed 14 lot community title subdivision (in 2 stages) and associated works including new highway intersection, with slip lane and traffic signals, internal access roads, provision of services and landscaping and other works
3	STREET ADDRESS	49-65 Wentworth Avenue, and 80-110 Pacific Highway, Doyalson (Doyalson RSL Club) Lots 1- 9 DP.215875, Lot 1 DP.503655, Lot 11 DP.240685, Lot 49 DP.707586, Lot 7 DP.240685 and Pacific Highway, Doyalson (adjoining the above Lots 7 and 49)
4	APPLICANT/OWNER	Doyalson – Wyee RSL Club Ltd Doyalson – Wyee RSL Club Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	4. Environmental planning instruments: ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ Central Coast Local Environmental Plan 2022 5. Draft environmental planning instruments: Nil 6. Development control plans: ○ Central Coast Development Control Plan 2022 7. Planning agreements: Nil 8. Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Planning Agreement - Central Coast Council and Doyalson Wyee RSL Club 15 September 2022. 9. Coastal zone management plan: Nil 10. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality 11. The suitability of the site for the development 12. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations 13. The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 18 February 2025 • Written submissions during public exhibition: 4 • Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Initial Briefing: 27 August 2024 ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Greg Flynn ○ <u>Applicant representatives</u>: Stephen O'Connor, Clare Brennock, Brett Elise, Peter Ross, Ben Young ○ <u>Council assessment staff</u>: Salli Pendergast, Emily Goodworth ○ <u>Department</u>: Leanne Harris, Holly McCann • Site inspection: ○ Alison McCabe: 12 October 2024 ○ Roberta Ryan: 7 December 2024 ○ Doug Eaton: 2 February 2025 ○ Rachel Stanton: 1 February 2025

		• Briefing to discuss Council's recommendation: 18 February 2025 ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Doug Eaton, Rachel Stanton ○ <u>Council assessment staff</u>: Salli Pendergast, Emily Goodworth ○ <u>Submitters</u>: Gary Chestnut, Gary Blaschke • Final briefing to discuss Council's recommendation: 14 April 2026 ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Doug Eaton, Rachel Stanton ○ <u>Council assessment staff</u>: Salli Pendergast, Danielle Allen and Tabitha Kuypers ○ <u>Department</u>: Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Supplementary Council Assessment Report (uploaded to the portal on 02/04/2026)