

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 10 February 2025
LOCATION	MS Teams Videoconference and in person at Central Coast Council

BRIEFING MATTERS

PPSHCC-308 – Central Coast – DA/947/2024 – 101 Oceanview Drive, Wamberal 2260 - Coastal Protection Works (Seawall - Section B)

PPSHCC – 311 – Central Coast – DA/1264/2024 - 3 -17 Calais Road, Wamberal 2260 - Coastal Protection Works (Seawall - Section A)

PPSHCC-318 – Central Coast – DA/1389/2024 – 3 Pacific Street, Wamberal 2260 - Coastal Protection Works (Seawall - Section C)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Pam Dean-Jones
APOLOGIES	None
DECLARATIONS OF INTEREST	Angus Gordon, Doug Lord, Greg Britton have perceived or actual conflicts in relation to these matters.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Henry Burnett, Deborah Lam, Chris Adamantidis, , Antonia Stuart, Belinda Jennett, Andrew Roach, Mark Wasson , Danielle Allen, Jon Scorgie, John Noakes, Craig Glynn, Lex Nielsen, Col Downey, Jamie Loader
DEPARTMENT STAFF	Leanne Harris

COUNCIL BRIEFING

- Overview and background to the DAs which were lodged mid 2024, external assessment and internal referrals.
- Three separate DAs lodged for Sections A, B and C.
- Overview of the extent of the sites, relationship to each other and proposed works.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

- There is use of public access ways and road reserve for the works. Council have provided owner's consent to the lodgement of the DAs.
- Key issues to date:
 - Owner's consent currently not complete and needs to be rectified with some properties not included in the applications and some without owner's consent provided.
 - The preliminary assessment has raised concerns about the the potential for edge effects and a single DA from lagoon to lagoon is considered necessary to properly allow for impacts to be assessed. There is a need for one contiguous wall with no staging.
 - Lack of detail regarding sand nourishment and maintenance which is not being proposed as part of the DAs. Council maintain that satisfactory arrangements need to be in place initially and for the life of the development and this should be addressed and considered as part of the current proposals. Calculations have been done regarding the required volumes. The monetary contributions being proposed for maintenance are considered a significant under-estimate. There is a need to understand what is required and that it can be actually done with the appropriate approvals in place. Questions remain regarding a possible source of sand and its quality with a need to understand the approval pathway required for this aspect (Part V, designated development etc).
 - Future restrictions, covenants, maintenance access, security, reciprocal rights of way and ongoing maintenance plans need to be resolved.
 - There are engineering concerns that as the walls are not supported by ground anchors they will not be stable.
 - A visual impact assessment is required to properly gauge the extent of impacts of the earthworks and construction of the structures. From an urban design perspective the height of the wall and construction in concrete cast panels is likely to be visually intrusive. Visual impacts of tree removal also needs to be considered and assessed.
 - A waste management plan is required but has not been provided.
 - There are potential flooding impacts as there is no allowance for drainage of groundwater through the walls. Concerns have also been raised in respect of the public access and safety to stairways during a flood event. The flooding impacts on the lagoons needs to be considered and assessed.
 - Public accessibility to the beach needs to be assessed and considered with the walls and stairs providing reduced public accessibility.
 - The extent of tree removal (Norfolk Island Pines) needs to be understood and the viability of those trees being retained and the required tree protection measures fully documented.
 - Cumulative ecological impacts of the three DAs needs to be properly assessed.
 - Detailed landscape plans are required together with details of what plantings are proposed on Council land and who will be maintaining this.

The applicant has been made aware of the preliminary Worley Consulting engineering review of the DAs and an overview of the key issues discussed above.

PANEL COMMENTS

- The Panel members present have been provided with the briefing reports and have undertaken a site inspection.
- The Panel will need to understand the history and strategic background and context for the sea wall project.
- The assessment needs to be very clear regarding zoning, permissibility and characterisation. The Panel notes the beach is zoned RE1. The assessment needs to confirm whether the land is Operational or

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

Community and whether there is a Plan of Management applicable and any implications arising from this.

- The Panel expect the owner's consent issues to be resolved.
- The Panel note the Manly Hydraulics Lab report is an adopted Council strategy. Notwithstanding this report talks to beach management and sand nourishment not being required initially. The Act and the SEPP requires the Panel to be satisfied that appropriate arrangements are in place. As the MHL study is an adopted Council policy the Panel will need to have regard to it.
- The Panel notes that as a consent authority there are powers under the EP&A Act and the Local Government Act to impose security bond conditions and levies. The Panel need to understand the Council's position regarding coastal protection / sand nourishment / levies and how an allocation of funding can be confirmed. Responsibilities for ongoing maintenance and funding need to be considered.
- The Panel want to specifically understand the degree of disturbance / engineering / construction so that impacts can be properly assessed.
- The principles and arrangements for the privatisation and use of the Council owned land need to be carefully considered with relevant approval processes (eg leases, licences, Roads Act approval) clarified.
- Section A particularly involves more than a minor encroachment onto public land. It is not clear why this is required. The Panel need to understand what Council's position is on this.
- Cross sections are required with sufficient detail to enable the Panel to understand the relationships to the existing properties, beach and all interfaces.
- A contamination assessment is required with sufficient detail to understand the degree of disturbance necessary for any remediation.
- Arrangements for stair access are to be clarified and Council is to advise on any policy position eg consolidation of access ways?
- A comprehensive ecological assessment is required to address the cumulative impacts of the three DAs and this should also consider what ongoing requirements will be necessary.
- The Panel want an understanding of the how the project will be financed and what legal mechanisms are being proposed to ensure that the development (ie all three DAs) are built as one entity and in full. In this respect Council could consider a VPA.

The Panel understands that Council will provide clear direction to the applicant regarding the matters discussed today and will seek further briefings as required.