

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 January 2026, commencing at 10.08 am and closing at 12.29pm
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

- PPSHCC- 308 – Central Coast – DA/947/2024 – 27-105 Ocean View Drive and 2-4 Surfers Road, Wamberal and Council Land and Road Reserve - Coastal Protection Works (Seawall - Section B)
- PPSHCC - 311 – Central Coast – DA/1264/2024 - 3-17 Calais Road, Wamberal, Remembrance Drive (Wamberal Beach), Council Land and Road Reserve - Coastal Protection Works (Seawall - Section A)
- PPSHCC- 318 – Central Coast – DA/1389/2024 – 3-33 Pacific Street and 23A-25 Ocean View Drive, Wamberal, Ph175, Council Land and Road Reserve - Coastal Protection Works (Seawall - Section C)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Bruce Thom, Pam Dean-Jones
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Rachel Stanton - Reasonably perceived conflict of interest determined by chair as these are Council Interest DA's. Doug Eaton – Reasonably perceived conflict of interest determined by chair as these are Council Interest DA's.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Antonia Stuart, Andrew Roach, Danielle Allen, John Noakes, Craig Glynn, Cody Vincent
COUNCIL'S CONSULTANTS:	Deborah Lam & Lex Nielsen - Worley Natasha Bartley – DFP Planning
DEPARTMENT STAFF	Holly McCann

KEY ISSUES DISCUSSED

- Landowners consent –
 - location of proposed development in relation to property boundaries and correct identification of landowners by Council
 - outstanding landowner's consents noted
- Draft Coastal Management Program (CMP) update
 - Staff presentation to Council sub-committee in December with report to be prepared for February Council meeting
- No further action in regard to Council making a submission, noting report to Council meeting in relation to availability of assessment reports

Planning Panels Secretariat

- Response to further information
 - Applicant correspondence provided in October, being a planning consultant summary with no updated technical documents
 - Additional coastal engineering information required:
 - Structural design and integrity to be demonstrated
 - Modelling to confirm adequacy of design
 - Construction impact on public land
 - Ongoing management and maintenance, including public access points
 - Visual aspects – overtopping, sand levels in front of wall and natural form of the dune
 - End effects - both ends of the wall and the design being a non-continuous wall
 - Disability access
 - Additional ecology information required:
 - Vegetation loss from end effects, noting that the total impact exceeds the biodiversity offset limits
 - Assessment of indirect impacts
 - Additional information/reports required:
 - Construction Environmental Management Plan
 - Visual Impact Assessment
 - Flood impact assessment
 - Contamination – additional sampling requested to determine any remediation actions and any residual impacts post works
 - Arbo-cultural Impact Assessment

PANEL COMMENTS

- Council to:
 - Confirm what information is publicly available in relation to matters presented to Council committees and meetings
 - Clarify if any strategic direction or policy has been adopted by Council prior to finalisation of CMP