

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 8 July 2025
LOCATION	MS Teams Videoconference

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, Bruce Thom, Pam Dean-Jones
APOLOGIES	Chris Adamantidis, Craig Glynn; Jon Scorgie
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, Belinda Jennett, , Danielle Allen, , Henry Burnett, Deborah Lam, Lex Nielsen; Martin Ball, Andrew Roach Casey Johnston, Luke Sulkowski from 10.00 to 10.30 only to discuss strategic coastal planning matter,.
APPLICANT REPRESENTATIVES:	Chris Rogers, Margaret Brice, Lisa Kolinac, Casey Johnston, Luke Sulkowski, Ravi Segu, Adam Crampton, Darryl Carson, Jana Osvald, Ed Couriel,
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- The applicant has been provided with
 - A preliminary Council assessment letter in January 2025.
 - Panel briefing outcomes in February 2025.
 - Full RFI (6th June) reiterating concerns from 31 January.
 - Recent additional comments from Worley in relation to the Northern DA.
- The Applicant has confirmed that they would supply additional information but not until after that this briefing.
- Key Assessment issues to date:

Planning Panels Secretariat

- Planning – owners consent not received and / or incomplete.
 - Planning – lack of plan detail to be certain and assess what the wall is going to look like including height and scale and visual impacts with only limited / lesser scale sections as part of the engineering material.
 - Engineering of wall is considered inadequate with concerns regarding the lack of tie-backs.
 - Sand nourishment is still a fundamental and particular consideration for assessment and over the life of the wall.
 - Potential lowering of the beach level in a storm event and relationship of the proposed stair arrangements and emergency access and egress arrangements noting that this is fixable through an amended design.
 - Concerns with the relationship to and impact of the anchors at the top of the wall on existing houses and difficulties with engineering.
- **NSW Reconstruction Authority Emergency Works**
 - Wamberal and North Entrance both have a declaration under s.40 of the NSW Reconstruction Authority Act which allows for emergency works without development consent and other statutory approvals.
 - The Order for North Entrance has been issued but an Order for Wamberal is not yet in place.
 - Council has engaged a structural / coastal engineer to provide a risk assessment of the Wamberal properties to identify those at risk of collapse. This is currently being updated post the major event last week.
 - Council will need to seek a recommendation for emergency works required. The works are to provide temporary protection for low end and moderate storm events – not major.
 - Need in principle agreement from affected land owners to carry out works at their own expense under the supervision of the Council
 - Need a Ministerial authority to actually carry out the works and this will have associated associated conditions.
 - The North Entrance Order includes a decommissioning condition.
 - At Wamberal, Council were directed to do some emergency works during the most recent event.
- **Strategic Coastal Processes and Plans**
 - Overview of the beach and land ownership arrangements with an unresolved issue with ownership of one small parcel.
 - Discussion on the existing coastal protection works undertaken to date which have largely been unapproved and temporary and largely reactive emergency works.
 - Events and emergency works in the July 2020 and July 2025 explained.
 - Overview of the Wamberal Beach Studies – 1985, 1998, 2014, 2015 and 2017.
 - Overview of CZMP 2017 recommendations regarding terminal coastal protection works and sand nourishment provided.
 - Overview of the community consultation undertaken to date.
 - Background to the Manly Hydraulics Laboratory (MHL) investigations and options:
 - Impacts of each were assessed (rock reventment, vertical sea wall, tiered wall)
 - Sand nourishment requirements of each option considered and potential sand sources explored.
 - Cost benefit analysis undertaken.
 - Overview of the structures and development footprints for each option considered.
 - Engagement outcomes considered.
 - Engineering Design Requirements were adopted by Council in 2022 with 5 main principles:

- The seawall is to be located as far landward as possible to reduced interaction with coastal processes and maximise available beach width.
- The seawall is to be located wholly on private property where possible
- The seawall is to be constructed, owned and maintained by property owners.
- The seawall is to have the least sand nourishment requirements practicable to maintain beach amenity, both upfront and over the serviceable life of the structure.
- The seawall is to include landscaping and material that blend into the coastal environment and be designed to have a reduced vertical relief following the natural cross section of the foreshore.

APPLICANT BRIEFING

- Overview of consultant team and investigations undertaken to date.
- RFI response well is well underway.
- DAs represent 92% of the landowners along Wamberal Beach.
- Extensive historical research on Wamberal Beach undertaken to date and all have recommended terminal protective structures.
- Proposal funded by landowners on their land and aligns with Council's policy requirements.
- The design is considered to be landscape led and integrated with typical renders and level of sand explained.
- Historical sand level data and relationship to proposed wall discussed.
- Structure footprint of the proposed wall explained.
- Overview of construction methodology and staging including primary and secondary piling.
- WPA support sand nourishment however their position is that this cannot be done by private owners and requires a whole of government approach and hence doesn't form part of the current DAs.
- Key concerns raised:
 - Flooding – applicant's position is that the proposal does not impact flooding.
 - End effects – two properties not currently part of the application however it is still open for them to join the application (1 Pacific St and 1 Calais Rd).
 - 39 Ocean View and OSSL Lands – have ad-hoc works already in front of them which would not be removed.
 - Minimal impacts with current design.
 - Council currently doing expensive emergency works after storm events and the current proposal will decrease the Council expense.
 - The 'Do Nothing' option is not considered appropriate. The works will provide for broader protection for assets and help prevent loss of private property.
- WPA have been working on the proposal for 4 yrs using a large consultant team with independent subject matter experts at significant cost to date. The applicant is trying to get an outcome with structural and engineering integrity but at the same time being a landscape led approach. New CMP identified significant immediate risk. The application provides for private landholders to protect their properties at their cost with broader benefits to public infrastructure. The existing steep banks are unsafe. The current emergency works identify possible risk to life.

PANEL COMMENTS

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

- The Panel note the emphasis on the procedural matters identified by Council to date but also want to understand the fundamental and threshold issues needed to enable assessment of the DAs to be completed and the merits of the applications to be comprehensively considered.
- The Panel notes the key issues and fundamental differences in relation to engineering, absence of sand nourishment and edge effects. These need to be clearly articulated and addressed in the assessment.
- The Panel need a clear understanding of what the wall will look like, where heights are being measured from and how deep the wall will be buried and whether this is reliant on the sand in front of it noting that sand levels are dynamic.
- The Panel need to understand whether the temporary emergency works as authorised by the Reconstruction Authority will change any of the coastal processes and modelling undertaken to date and whether the DA documentation needs to be amended to address and respond to these works.
- The Panel note the potential decommissioning process associated with the temporary works and understands Council is still working through the legislative and practical processes including who authorises and who would actually do the works.
- The Panel need to have a very clear understanding of the Council's strategic policy position and direction in relation to coastal management processes. The Panel had an initial briefing on these matters today but will require additional time and briefings so that the adopted Council policy position can be fully articulated.
- The Panel expect a comprehensive response from the applicant in respect of the RFI and expect the applicant and Council to keep communicating about the assessment processes.
- The Panel will schedule a more detailed applicant briefing and presentation after response to RFI is received and considered by Council.
- The Panel will provide further advice regarding public listening / meeting arrangements in due course.