

RECORD OF INITIAL BRIEFING AND SITE INSPECTION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DETAILS OF SITE INSPECTION

DATE	Monday, 14 April 2025,
LOCATION	Council Chambers and On-site – The Entrance North

SUBJECT MATTER

- PPSHCC- 328– Central Coast – DA/1685/2024 – 1 – 9 Hutton Road, The Entrance North 2261 - Coastal Protection Works

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Pam Dean-Jones, Bruce Thom, Rachel Stanton (Briefing Only)
APOLOGIES	Doug Eaton
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Antonia Stuart, Brendon Clendenning, Mojtaba Tajziehchi, Danielle Allen, Belinda Jennett, Lara Davis, Craig Glynn, Col Downey, James Karsten, Steven Coleman, Toan Dam, Ben Fullagar, Jon Scorgie
APPLICANT REPRESENTATIVE:	Peter Horton, Steve Woodward, Lee Woodward
DEPARTMENT STAFF	Leanne Harris, Holly McCann (Briefing only)

SITE INSPECTION:

The Panel viewed the site and surrounds from:

- 1 Hutton Road The Entrance North
- 3-7 Hutton Road The Entrance North
- 9 Hutton Road The Entrance North

COUNCIL BRIEFING

- This DA is for coastal protection works at Hutton Road The Entrance North, with the site being north of the Tuggerah Lake channel entrance.
- The existing site contains three RFBs which are experiencing significant coastal erosion along the eastern boundary (beach frontage).
- The proposal is for a sea wall with a span of approximately 90 metres with return walls at the northern and southern ends with concrete piles for support and three staircases. All works are proposed on privately owned land.
- Temporary construction works are partly on Crown land and owner's consent has been provided.
- Concurrent deemed refusal Appeal has been lodged with the NSW LEC.
- Issues discussed:
 - Contamination – lack of site assessment detail to delineate and identify the extent of contamination and Council has concerns regarding the containment arrangement proposed.
 - Potential impacts on the breeding site for the migratory Little Tern which is annually managed by Council.
 - Insufficient information in relation to potential impacts on coastal processes, reliance on Council for sand nourishment and potential edge / end effects on other properties and the beach itself.
 - Lack of geotechnical assessment.
 - Applicant has been advised of preliminary issues identified in this briefing and a detailed RFI will follow.

APPLICANT BRIEFING

- Overview of the applicant and previous sea wall projects that they have been involved in.
- The site contains three RFBs (32 residential units).
- Overview of the site and existing protection works with all permanent works proposed on private property.
- Relationship to the Tuggerah Lake entrance channel and previous flood events which have contributed to the erosion on this site.
- Historical beach profiles explained (up to 2023). Back Beach sea wall is being proposed which the applicant considers will have minimal impacts.
- Justification for the proposal.
- Overview of the specialist reports and investigations undertaken to support the DA.
- Status and chronology of the DA explained.
- Applicant has reviewed the issues raised in the public submissions.
- SOFACs in reply will be prepared
- Very limited alternatives from the applicant's perspective.

PANEL COMMENTS

- The Panel note the concurrent LEC proceedings and advise that the Chair is providing direction to the Council and expect the DA assessment to continue.
- The legislative framework under the Coastal Management Act and SEPP (Resilience and Hazards) requires the Panel to be satisfied that impacts are understood and future management arrangements are funded and in place. The Panel needs to understand impacts of the actual structure (visual, ecological, construction), impacts on the broader coastal zone and particularly impacts at either end of the structure. Mitigation measures need to be clearly articulated. The

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Panel questioned the appropriateness of this proposal in isolation given the broader erosion issues to the south / north.

- The Panel need to understand how the project will be financed and what legal mechanisms are being proposed to ensure that that construction can be undertaken in one stage and in full given the number of different landowners involved.
- The Panel need to understand any current Council work programs and funding arrangements for dredging the channel and sand nourishment activities. It is understood that past and any current work is related to flooding mitigation as opposed to coastal processes and reliant on availability of grant funding.
- The Panel will need to specifically consider impacts on the sand spit and relationship to the Little Tern breeding habitat.
- The Panel understand that the Council is currently part way through the preparation of a Coastal Management Plan with stakeholder consultation currently being undertaken and public exhibition planned for the 3rd quarter 2025. The plan is yet to be considered or adopted by Council.
- The extent, location and future management of contamination on the site needs to be clearly documented.
- The Panel notes the complexities of this site given the long term interaction between the Tuggerah Lake entrance and the on-shore coastal processes. The Panel appreciate the technical investigations that have been undertaken to support the DA and acknowledge the residents need a solution to the ongoing erosion issues

The Panel understand that Council will issue a request for further information and the Panel will seek further briefings as required. The Panel will seek a specific briefing on the Coastal Management Plan and process and Council's historical and current work program regarding the Tuggerah Lake entrance.