

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 12 May 2025, commencing at 2.03pm and closing at 2.57pm
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-337 – Central Coast – DA/60944/2021 - 85 Oceanview Drive, Wamberal 2260 – Coastal Protection Works

PANEL MATTERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Karen Hanratty
DEPARTMENT STAFF	Carolyn Hunt, Holly McCann

KEY ISSUES DISCUSSED

- Application outlined and site details noted, including site history and dwelling and swimming pool approval on 89 Ocean View Drive
- Lodged in 2021, with amendment noted as removal of the swimming pool from 89 Ocean View Drive
- Two notification periods - 48 submissions received
- Subject to both Central Coast Local Environmental Plan 2022 and Gosford Local Environmental Plan 2014
- Separate proposal to the Wamberal Bay to Bay sea wall application, with the consistency between proposals to be addressed
- Landscaping plan submitted, but Council has noted deficiencies
- Old plans, with possible changes required due to changes in beach location
- Further Council assessment required to identify height of proposed wall
- Setback of pool identified as over 8 metres
- Numerous requests for further information sent, with information still outstanding
- Council not supportive of application

PANEL COMMENTS**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |
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- Detailed plans that provide clarification of exact measurements requested.
- Substantial information required to enable adequate assessment of the application.
- Panel meeting to be booked in.
- The Panel understands that the applicant has indicated that they do not want to provide any further information.
- The Panel will consider the matter based on the current information.
- Council to undertake assessment and prepare report for the Panel's consideration, including an outline of the site application history (including information provided, conditions imposed and relationship to separate proposals).

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