

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 12 May 2025, commencing at 3.03pm and closing at 4.02pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-341 – Central Coast – DA/1452/2024 - 35 Oceanview Drive, Wamberal 2260 – New Dwelling House and Coastal Protection Works

**PANEL MATTERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Bruce Thom, Pam Dean-Jones, Racheal Stanton, Doug Eaton
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF:</b>	Karen Hanratty, Mojtaba Taiziechi
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Holly McCann

**KEY ISSUES DISCUSSED**

- Proposal outlined and site location noted
- Site has external concrete retaining wall. There does not appear to be a Council approval for the works
- Existing rocks located on beach front, with beach erosion noted to the south of the site
- Works currently located on Council land – additional internal referral and landowner's consent is required
- 12 submissions received
- Coastal Engineering –
  - conflict with existing Wamberal Seawall application
  - proposed seawall location and integration with existing protection systems
  - potential impact on the surf zone and public safety
  - restoration of the beach
  - visual amenity and scenic qualities of the coast
- Urban design –
  - sea wall is considered to be visually dominant and incompatible in character to the beach appearance
  - Dwelling house does not comply with height of buildings (s4.6 Variation request lodged) and side setbacks
- Proposed trees not appropriate – revised landscape plan required

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
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- Car parking and access –
  - Access driveway and parking space accessibility and manoeuvrability
  - Adequacy of parking for the proposed development to be confirmed
- Drainage – recommended increase in rainwater tank size
- Waste management – reuse of roof tiles for fill and aggregate is not considered appropriate by Council
- Noise during demolition and construction and construction management plan
- Sediment and erosion control – further information required to satisfy Council’s requirements
- Depth and location of the water main is required
- Inconsistent with R2 Low Density zone objectives
- Request for Information to be sent

#### **PANEL COMMENTS**

- Clarification of site description and landowner’s consent required as works identified on Council owned land and possibly Crown land – to be confirmed.
- Further information required to enable assessment of the application, including details of the existing sea wall and rocks located on the beach and integration with the existing protection systems.
- Council needs to send RFI as soon as possible.
- Panel will need to understand how this application relates to the other DAs under consideration.
- There is currently inadequate information to properly assess the application.