

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 11 March 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-348 – Central Coast – DA/1629/2024 – 29 St John’s Road, Jilliby 2259 – Sewer Main Upgrade

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Stephen Leathley
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Doug Eaton and Rachel Stanton have declared a conflict of duties as Council owns the land and has provided owner’s consent to the DA.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Kaveen Wickremaratchy, Kate Wheeler; Ben Jeavons-Fellows, Branon Paul
COUNCIL ASSESSMENT STAFF:	Jenny Tattam, Emily Goodworth
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Proposal is to install a new sewer pipeline to support the existing twin service stations.
- A larger pipeline is being proposed so that the facilities can operate at full capacity.
- Overview of the proposed route - 4.5kms of pipeline in total which generally follows the existing pipeline.
- The works are for private infrastructure over \$5M and is therefore referred to the Hunter and Regional Planning Panel.
- Overview of the specialist reports provided with the DA.
- All trees to be retained. Proposal supported by Council’s Tree Officer subject to works being supervised by an Arborist.
- Notified - no submissions received.
- Referred to TfNSW - met with the applicant and further information provided - waiting on final comments and signoff.
- Waiting on comments from Jemena.
- Integrated development under the Water Management Act. Further information requested in relation to works in proximity to Wyong River and sedimentation and erosion control measures.
- Internal referrals underway. Further Engineering details to be clarified.
- Overview of zoning - proposal is permissible under the SEPP.

Planning Panels Secretariat

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- Further clarification will be sought about decommissioning / removal of the existing pipe - Council need to understand the level of disturbance in the road reserve.
- No additional facilities proposed, and the works are just to cater for existing demand.

APPLICANT BRIEFING

- Overview of the proposal
- Description of the site and location of proposed works
- Overview of specialist's reports supporting the application.
- All trees to be retained and protected.
- Development is essential for the ongoing maintenance and prevention of environmental harm and continued use of the site.
- Possible retention of the existing pipe in ground to be discussed further with Council

PANEL COMMENTS

- A due diligence investigation needs to be undertaken in accordance with the guidelines for Aboriginal Archaeology.
- Background to the application and rationale for a private line needs to be understood.
- Construction methodology and arrangements need to be understood particularly in relation to the retention of the existing pipe. Following conversations with Council the application needs to be clear as to whether the existing pipe will be decommissioned and/or removed.

The Panel expect the applicant to be responsive to any information requests from the Council and will seek to have Council schedule the application for determination as soon as possible.