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9 December 2020

Shannon Turkington  
Senior Strategic Planner  
Urban Planning and Development  
Central Coast Council  
P.O. Box 20 Wyong,  
NSW 2259

Dear Shannon,

## **CONSULTATION SUMMARY - PLANNING PROPOSAL FOR DOYALSON WYEE RSL CLUB**

Since 2017, Doyalson Wyee RSL (**the proponent**) has invested significant time and cost in pre-lodgement consultation with public authorities and the community, which has informed development of the Planning Proposal for Doyalson Wyee RSL Club located on 80-120 Pacific Highway.

The Proponent engaged Urbis for this consultation as part of an active and progressive risk management process. To determine a viable developable area and support the uses of the site.

The Planning Proposal, and associated draft Local Environmental Plan (**LEP**) zoning maps and indicative Concept Plan were revised to respond to feedback from all agencies and the community prior to the submission of the Planning Proposal to Council

The Proponent's objective is to be proactive between NSW Department of Planning, Industry and Environment (DPIE), agencies and Council to ensure that the time in consultation is as close to the statutory minimum a possible, given the many months spent in consultation prior to lodgement – particularly with critical agencies.

Importantly the period of agency consultation started from 2017, prior to first lodgement in December 2018, the Planning Proposal addendum lodgement in June 2019 and has extended to current day.

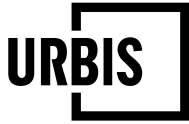
In addition, in responds to conditions (b) and (e) of the Gateway Determination issued by DPIE on 12 October 2020, additional service and risk assessment reports are being prepared. This will include consultation with service providers including Jemena.

To assist you and DPIE in understanding the extent to which the Proponent consulted prior to lodgement, we provide this consultation summary undertaken to date, which can be used in briefing agencies and stakeholders ahead of formal public exhibition.

This consultant summary includes the following key agencies, stakeholder and community groups:

- Department of Planning, Industry and Environment (**DPIE**)
- Transport for NSW (**TfNSW**) – including Roads and Maritime Services (**RMS**)

Updated CONSULTATION SUMMARY - PLANNING PROPOSAL FOR DOYALSON WYEE RSL CLUB



- Subsidence Advisory NSW
- Centennial Mannering Pty (Centennial Coal) – Consolidated Coal Lease holder (CCL 721)
- Biodiversity Conservation Division (**BCD**)
- Darkinjung Local Aboriginal Land Council (**Darkinjung LALC**)
- Department of Regional NSW
- Northern Lakes Rugby League Club
- Doyalson Dragons Touch Football
- Former Munmorah Power Station

In addition, as part of the preliminary service investigation undertaken by GHD in 2018, Office of Water was consulted in regard to the 2nd stream order and associated design parameters.

Surrounding residents and community representatives as detailed in the Engagement Outcome Report dated November 2018 submitted with the Planning Proposal A summary of the consultation outcome is provided below:

## **1. AGENCY CONSULTATION**

### **1.1. DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT (DPIE)**

The proponent commenced consultation with DPIE in February 2018, prior to the submission of the Planning Proposal. The discussions explored possible future uses and sought to gain an understanding of community needs and aspirations.

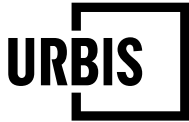
Urbis and the proponent met with Garry Hopkins from DPIE and Central Coast Council on 13 February 2018, 14 May 2018 and 9 April 2019.

Key matters discussed in the 2018 meeting were:

- Mine subsidence and expectations for support from the lessee and mining licence holder Centennial Coal.
- Land uses and meeting employment targets in the Wyong North Structure Plan.
- Traffic and access to the site.
- Our intention to monitor and undertake vegetation survey over 12 months prior to submission to inform biodiversity assessment and bushfire risks.

Another meeting with DPIE and Council was held on 9 April 2019. Key matters discussed were:

- Council is generally supportive of the Planning Proposal.
- Inclusion of sites 80 –90 Pacific Highway, Doyalson.
- Responding to Council request to additional technical information, including the early biodiversity investigation and stormwater assessment.



- Preferred land use zoning across the site. At that time Council suggested RE2 Private Recreation zone across the entire site, and to include additional land uses within an additional permitted use schedule.
- The need for a detailed site investigation of contamination risks – generally a requirement at Development Application stage.

Post discussion with Council in April 2019, the Planning Proposal, indicative Concept Plan and consultants' reports were revised and updated to reflect Council's feedback. A Planning Proposal Addendum package was lodged with Council in June 2019.

The Planning Proposal has been prepared to incorporate feedback received in these discussions.

In addition, a letter of request was issued to the Executive Director Stakeholder Engagement from the COVID Response team (dated 12 May 2020), requesting the Planning Proposal to be included as one of the fast-track assessments of "shovel ready" projects. The request was later declined by the DPIE.

## **1.2. TRANSPORT FOR NSW (TFNSW) – INCLUDING ROADS AND MARITIME SERVICES (RMS)**

The Proponent and its project team met with RMS (now TfNSW) on 17 April and 29 November 2018 in detailed meetings to review the draft indicative Concept Plan and discuss the following matters:

- Proposed access arrangements including the justification and location of proposed interaction. TfNSW has given in-principle support for the proposed access arrangements including a signalised access intersection at Pacific Highway and a secondary access point (left on/ left out) from 120 Pacific Highway.
- Risk mitigation (from RMS perspective) of the Wentworth Avenue access
- Trip generation rates for the proposed land uses. Trip rates for each land use as detailed the Traffic Impact Assessment report have been approved by TfNSW and adopted as part of the transport assessment.
- Future road upgrades.

In August 2018, the Proponent's traffic consultant TTPP also consulted with Central Coast Council via emails. Council has independently advised that the Lake Munmorah Structure Plan is too far along in its progress to include the proposed development site.

The Proponent then advised TfNSW that the timeline for this process was not certain or definitive and would like to proceed with the Planning Proposal for the site.

On this basis, the traffic assessment for the proposed development can be assessed independently.

Ongoing engagement based on initial advice informing the preparation of the Planning Proposal has been conducted by the project team and with RMS all through 2019. The key areas of correspondence were:

- Continued suitability of proposed internal road layouts and via Wentworth Avenue
- Continued suitability of proposed signalised intersection along Pacific Highway providing primary access to the uses proposed on 110 Pacific Highway, Doyalson.

Ongoing consultation with TfNSW will continue as the project progresses.

### **1.3. SUBSIDENCE ADVISORY (SA) NSW AND CENTENNIAL COAL**

The site is located within a designated Mine Subsidence District and is within the Consolidated Coal Lease (CCL 721) held by Centennial Coal. No mining beneath the site has occurred since 2002.

The Proponent met with Centennial Coal on 28 March 2018 to clarify the status of mining in the immediate and medium term. To discuss the impact of the current subsidence parameters and how the proposed land uses could be accommodated in structure planning and what those structures could be.

Centennial Coal confirmed that they have no intention to mine coal from beneath the site but maintains the right to do so, subject to approvals from the NSW Department of Resources and Energy (DRE). Future mining would most probably take the form of mini-wall panels or possibly longwall panels.

Following a review by Centennial Coal, and due to the level of uncertainty with the timing of mining, Centennial Coal agreed that Guideline 6 subsidence criteria will apply to a defined area of the site, identified as the “Commercial Precinct” of the Planning Proposal. Subsidence Advisory NSW (SA NSW) Guideline 4 will apply to the ‘Residential Precinct’ of the Planning Proposal.

The Proponent and GHD met with SA NSW on 9 July 2018 to confirm the above and the applicable guideline for future developments. A letter was issued by SA NSW on 2 October 2018 confirming the engagement outcome and the mine subsidence design guidelines.

This letter was then issued to SA NSW for their records and information. The letter was attached to the Mine Subsidence Report prepared by GHD and submitted with the Planning Proposal.

The mine subsidence parameters have informed the proposed built form in the Indicative Concept Plan and the proposed density development standards in the LEP, as well as the general location and function of the intersection and road locations

Council, Urbis and GHD have undertaken additional engagement with SA NSW in 2019. The key areas of correspondence were:

- Inclusion of sites 80 –90 Pacific Highway, Doyalson.
- Changes to Planning Proposal through inclusion of residential land uses.

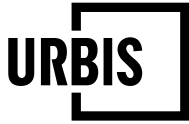
Council has liaised directly with Subsidence Advisory NSW before finalising the Planning Proposal in 2019, for a conditional approval letter from SA NSW, which confirmed the acceptance of inclusion of new sites and the residential land use areas.

Ongoing consultation with SA NSW will continue as the project progresses, as needed.

### **1.4. BIODIVERSITY CONSERVATION DIVISION (BCD)**

The Planning Proposal has been prepared to mitigate risk by undertaking a biodiversity study over 12 months from 2017 to 2018, which informed biodiversity value onsite and the proposed biodiversity corridors. The survey and assessment was undertaken in accordance with the methodology and contents of the Biodiversity Assessment Methodology under the Biodiversity Conservation Regulation 2017.

Biodiversity was a major focus with consultation with Council and its Ecologist from August to November 2019. To define the location and value of a range of likely biodiversity corridors on site.



As required under Gateway Determination condition (d), Central Coast Council and the proponent met with BCD on 3 November 2020, to discuss the biodiversity strategy proposed for the Planning Proposal informed by the extensive work done to date.

In the meeting, BCD requested a submission addressing how the proposed biodiversity connectivity corridors are responding to regional biodiversity connectivity and the objectives outlined in the following Plans/Strategy:

- North Wyong Structure Plan
- Central Coast Regional Plan
- Draft Central Coast Biodiversity Strategy

Urbis and Ecological Australia has provided a response letter dated 7 December 2020 addressing the above to BCD for review. It is our understanding that BCD will issue a confirmation letter upon review of the response letter and Council will forward to DPIE for the satisfaction of the gateway condition.

## **1.5. DARKINJUNG LOCAL ABORIGINAL LAND COUNCIL (DARKINJUNG LALC)**

The Proponent and Urbis engaged with Darkinjung LALC from 2018 to 2020 to provide updates on the Planning Proposal and to discuss support of Crown Land - Lot 7340 DP1166918, the associated LALC's land claims and the possibility for an easement on the land. We had also consulted initially with the Crown Lands on this matter who encouraged continued consultation with Darkinjung LALC In March 2019.

Consultation were undertaken in the form of phone calls, email correspondence and in person meetings.

In November 2018, Geoff Scott, CEO of Darkinjung LALC confirmed that:

- The Chair of the Darkinjung LALC considers the proposed access to Lot 7340 DP1166918 to be "of no negative impact" i.e. supports the Club accessing it – noting the Darkinjung LALC's land claim is unresolved.
- The Chair is open to the Club working with Darkinjung LALC to resolve the land claim on Lot 7340 DP1166918. Geoff noted that further discussions were needed with the Chair on this point.
- The LALC currently has no plans for Lot 7340 DP1166918.

Between 3 December 2018 and 26 October 2020 there has been over 26 meetings, phone calls and emails between Darkinjung LALC and the Proponent, which included discussions and propositions for this land known as Lot 7340 DP1166918..

A summary of consultation from late 2018 to 2020 is provided below.

The Proponent initial engagement with LALC occurred on the 3 December 2018, where the Proponent met with Darkinjung LALC to inform on the development intentions and the Planning Proposal. As well as the Proponent's interest in Lot 7340 DP1166918.

The initial discussions included a land purchase, long term lease and joint ventures opportunities. Darkinjung LALC were interested in these opportunities and has agreed to undertake further investigations and requested for additional information. Additional information was prepared by the Proponent and provided to Darkinjung LALC late December 2018.

Darkinjung LALC had a number of contractor and employee changes which made discussion continuity difficult. Between December 2018 to March 2019, numerous correspondence and telephone conversations occurred in an attempt to progress these initial conversations.

On the 20<sup>th</sup> April 2020, successful land claim determination was issued by DPIE for arrangements to transfer of the granted land (Lot 7340 DP 1166918) to Darkinjung LALC.

As required under Gateway Determination condition (c), the proponent met with Darkinjung LALC to discuss the proposed biodiversity corridor proposed and its implications on Lot 7340 DP1166918.

The Proponent updated Darkinjung LALC on the Gateway conditions and Darkinjung LALC engaged a consultant to meet with the Proponent to understand the needs for the site and present.

On 26 Oct 2020, Darkinjung LALC instructed PRP Valuers to complete a valuation for purchase and Long-Term Lease. The Proponent is still waiting for the outcome of this valuation and will continue to engage with Darkinjung LALC as the Planning Proposal progresses.

## **1.6. DEPARTMENT OF REGIONAL NSW**

The Proponent has also engaged with Kathryn Duncan, Hunter and Central Coast Business Development Manager at the Department of Regional NSW, who supports the Planning Proposal for the significant economic and investment benefits it will bring.

Initial engagement commenced October 2019 and to date there would have been over 40 exchange of phone calls, emails or meetings.

The following was discussed with the Department of Regional NSW:

- Early advocate of the Planning Proposal
- Coordinated and attended meetings with Central Coast Council Economic Development manager and DPIE, where the Proponent presented our Planning proposal
- In 2020, Kathryn suggested to apply for State Governments fast tracking assessment pathway
- Numerous discussions pertaining to Planning Proposal and progress updates

## **2. COMMUNITY AND STAKEHOLDER CONSULTATION**

### **2.1. NORTHERN LAKES RUGBY LEAGUE CLUB AND DOYALSON DRAGONS TOUCH FOOTBALL ASSOCIATION**

In late 2019, as part of its concurrent consultation with Council and prior to lodgement the Proponent consulted with Northern Lakes Rugby League Club (**NLRLC**) and Doyalson Dragons Touch Football (**DTFA**) on a Northlakes 'Gumbayah Oval' relocation strategy for DTFA. Note that the Proponent has provided private ground at its cost for public use which has been diminishing over time.

The Proponent has been a major sponsor of the NLRLC for a long period of time and has always had a good relationship with NLRLC.

The Proponent wrote to and spoke with NLRLC and DTFA throughout 2019 and on 16 December 2019 and three parties agreed in principle that Touch Football can relocate to another facility.

Before Touch Football can sign a heads of agreement, they would like to explore all options for relocation, including moving to Council's fields at Blue Haven. DTFA is willing to continue working with the proponent to explore the relocation possibilities.

The proponent, NLRLC and DTFA have provided written confirmation in support of future relocation and the agreement letters were submitted to Council on the 20 December 2019.

## **2.2. FORMER MUNMORAH POWER STATION**

The Proponent engaged with the adjoining site – the former Munmorah Power Station and Generator Property Management Pty Ltd (**GPM**) who are responsible for the decommissioning, demolition or rehabilitation of power station site from July 2019.

Consultation was in the form of phone calls, emails, face to face meetings. Consultation summary with GMP is outlined below:

- Initial meeting with 10 senior managers of GPM at Doyalson RSL Club was held to inform of the Planning Proposal and also to hear about their plans for their site.
- 6 August 2020 – Site tour with Ian Humphries around the former Munmorah Power Station Site and information session on their draft masterplan.
- Email and phone correspondence around Biodiversity and GPM's pathway to a Biodiversity Stewardship site.
- Email and phone correspondence around joint Biodiversity Corridors for the benefit of surrounding landholders and biodiversity value.
- Email and phone correspondence around land swaps and buying biodiversity credits through their stewardship certificate. Surrounding residents and community representatives

## **2.3. COMMUNITY ENGAGEMENT**

Community and stakeholder engagement was undertaken by Urbis and the Proponent over an eight-week period between October 2018 and November 2018. The engagement activities are outlined below:

- A door knock with near neighbours:
  - Approximately 30 residents along Wentworth Ave, Barton Rd, Denman St, the Pacific Hwy and Wyee Rd were contacted. Approximately 15 residents were home at the time of the Door knock.
- Distribution of a newsletter to:
  - 10,000 residents and 200 businesses in the surrounding suburbs of Doyalson, Blue Haven, San Remo, Budgewoi, Buff Point and Lake Munmorah. In addition, it was mailed to the over 30,000 Club members– Publication on the Club's website.
- Briefings held with:
  - Neighbouring State Member for Swansea, Yasmin Catley, on 29 October 2018
  - Federal Member for Shortland, Pat Conroy, on 31 October 2018

- Briefing notes were also provided to Central Coast Councillors, State Member for Wyong, David Harris, and Federal member for Dobell, Emma McBride. These were provided on request in lieu of briefings offered to these stakeholders.
- A three-hour community Open Day held at the Club on 3 November 2018, attended by more than 60 people including a number of Central Coast Councillors.
- Additional feedback channels comprising of a dedicated project email and 1800 phone number.

Overall the feedback collected across the various channels was supportive of the proposal. There was positive support for the strategic vision of the Club and the offer of more services on the northern end of the central coast. Key themes which emerged from the feedback included the following:

- Seniors Living: strong support for seniors living, and the co-location of supporting facilities and services.
- Traffic and access: All participants, particularly residents of Wentworth Avenue, supported the proposed access to and from the Club via the Pacific Highway.
- Sports and recreational facilities: Feedback suggested the inclusion of a heated pool and desire for more activities for young children. There was support for the current sporting fields to be maintained in some form. Support for general indoor and outdoor sporting facilities was expressed.
- Community facilities and services: Support for the range of community facilities and services. Several people offered new suggestions such as a men's shed, a tribute to local Indigenous culture and a mentoring program for returned ex-service men and women.
- Economic development and jobs: Support for the inclusion of local jobs. There was some limited concern raised about the potential impact on small local businesses.
- Health and wellbeing services: Broad support for the inclusion of health and wellbeing services, in particular, ancillary services such as physiotherapy, massage and hydrotherapy were supported.
- Hospitality: Support for the development of affordable and diverse hospitality options, ranging from fast food, to bistros, cafes and restaurants.

Detailed community consultation outcomes are discussed in the *Engagement Outcome Report* dated November 2018 submitted with the Planning Proposal.

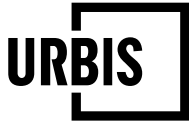
### **3. CONCLUSION**

To date, consultation has been central to the is Planning Proposal over the past **3 years**, including 2 years prior to lodgement.

The proponent has worked closely with Council staff since 2017 and the DPIE since early 2018 and extensively consulting with public agencies and the community to make sure significant risks and concerns were understood, identified and mitigated, and that interests were captured in the Indicative Concept Plan and the Planning Proposal. Our engagement involved over 9 government agencies and community groups, including a community Open Day in November 2018.

The Proponent actively consulted with its significant land holding neighbours, Generator Property Management Pty Ltd. (NSW Government owner of the former Lake Munmorah Power Station at Colongra) and Darkinjung Local Aboriginal Land Council.





The Proponent has also engaged with Kathryn Duncan, Hunter and Central Coast Business Development Manager at Department of Regional NSW, who supports the Planning Proposal for the significant economic and investment benefits it will bring.

The Proponent resolved in writing mining constraints with Centennial Coal before lodging the Proposal, to give certainty that the proposed density and siting of development within the Indicative Concept Plan are robustly based.

The proponent will continue to build on its three years of consultation and risk mitigation work with the community and sporting groups, consult with Darkinjung Local Aboriginal Land Council, SA NSW. RMS and all other relevant agencies prior to and during the public exhibition process. Our focus since 2018 has been for the Proponent to invest in ensuring a meaningful engagement process and that the Planning Proposal can holistically capture agency and community's feedback before gazettal.

Yours sincerely,

A handwritten signature in blue ink that reads "Alaine Roff". The signature is fluid and cursive.

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