



COMMISSION APPROVES REVISED PLANS FOR MAGENTA SHORES DEVELOPMENT

10 January 2019

The Independent Planning Commission (IPC) has approved revised plans for an integrated residential and tourist development on the state's Central Coast.

Option SIV Real Estate Fund, Tung Chit Real Estate Investment Australia Pty Limited and Zhao Family Trust sought permission to modify the previously approved masterplan for the Magenta Shores development at The Entrance North.

The matter was referred to the Commission under the Minister's delegation because more than 25 objections were received.

Chair of the Commission, Professor Mary O'Kane AC, appointed a three-member Panel, comprising Mr Chris Wilson (Panel Chair), Ms Catherine Hird and Mr Russell Miller AM, to determine the matter.

The Commissioners met separately with the proponent, the Department of Planning and Environment and Central Coast Council to discuss the application, and undertook a site inspection.

They also held a public meeting in The Entrance to listen to the community's concerns, which centred around:

- density, road configuration, access and pocket parks;
- the need for subdivision applications to reflect the appropriate design guidelines;
- uncertainty over the status of the Masterplan Approval within the context of ongoing modifications for each stage of the development; and
- noise and dust pollution during construction.

Following careful consideration of all the evidence and the community's views, the Commission has today (Thursday 10 January 2019) determined to approve the modification application.

Under the changes, an extra four residential lots will be added to stage RO7 (up from 44 to 48 lots), while the subdivision layout would be reconfigured to provide 23 lots on the north-western side of White Haven Avenue and 25 lots on the south-eastern side of an extended White Haven Avenue.

White Haven Avenue will still be realigned but this will no longer result in the loss of a pocket park as a second pocket park has been added to White Haven Avenue.

In its Statement of Reasons for Decision, the Commission found the modified development "would retain the core elements of the Magenta Shores Master Plan Approval in providing permanent residential dwellings, with vehicular and pedestrian access and circulation arrangements".

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“The proposed increase in lots would be minor and would not result in significant impacts on infrastructure or services in the area or impact the character of Magenta Shores and the installation of the proposed pocket parks along White Haven Avenue would present an improved urban design and traffic management outcome for the site, with the benefit of increased amenity for future residents.

“Detailed design matters and dust and noise impacts would be appropriately considered by Council during the assessment of future development applications,” it added.

The Commission’s Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2018/11/magenta-shores-integrated-tourist-facility-mod-5>

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