

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-128 – DA 16-2022-295-1 PPSHCC-129 - 16-2022-310-1 251 Adelaide St, Raymond Terrace
APPLICANT / OWNER	Applicant: Raymond Terrace Parklands OBO The Trustee for Liondari Investment Trust & the Trustee for Skubithia Trust Owner: Liondari and Skubithia
APPLICATION TYPE	Designated development
REGIONALLY SIGNIFICANT CRITERIA	Clause 7(c), Schedule 7 of the SRD SEPP: particular designated development – waste management facilities or works EPA Regs 2021
KEY SEPP/LEP	Transport and Infrastructure SEPP, Biodiversity and Conservation SEPP, Resilience and Hazards SEPP, Port Stephens LEP 2013
CIV	\$454,000 and \$585,000 (respectively; excluding GST)
BRIEFING DATE	1 June 2022

ATTENDEES

APPLICANT	Chris Xistouris - Raymond Terrace Parklands; Adam Liw - Raymond Terrace Parklands; Emma Mason - DeWitt Consulting and Marina Budisavljevic - DeWitt Consulting
PANEL CHAIR	Alison McCabe, Juliet Grant, Sandra Hutton, Ryan Palmer and Giacomo Arnott
COUNCIL OFFICER	Dylan Mitchell and Ryan Falkenmire
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Carolyn Hunt and Lisa Foley

DA LODGED: 29 April 2022

EXHIBITION DATES: 17 May 2022 to 14 June 2022

TENTATIVE PANEL BRIEFING DATE: TBC

TENTATIVE PANEL DETERMINATION DATE: September 2022

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The applications are yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within

SITE OVERVIEW AND CONTEXT

- Two designated developments on the one site:
 - One to fill the existing quarry void (rehabilitation)
 - Second to fill the northeast corner of the site (earthworks)
- Designated as characterised as a waste management facility
- Former sand quarry operating since the late 1950s, early 1960s, with a high water table
- Council has no record of the initial approval but are aware of some modification applications.
- A modification from early 1970s had a condition requiring a rehabilitation plan but Council has no record of this being received.
- Site is zoned RU2 Rural Landscape and the works are permissible
- Site is adjoined by residential to the north and northwest, a Hunter Water sewerage treatment plant to the east and the Pacific Highway to the south.
- All access to the site is via Adelaide Street immediately to the west.
- The applicant outlined their ownership of the site for 10 years, a former planning proposal (now withdrawn) to rezone the northern part of the site for residential purposes and the need to fill this part of the site for flood mitigation as well as rehabilitation of the quarry for potential future recreational uses (golf course and club house).

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel will give no weight to any future planning proposal or development aspirations.
- The Panel need to consider the merits of the DA before them and are concerned with applications for filling for no particular planning purpose. There can be no reliance on future uses that are not currently permitted.
- The Panel want to understand any former consent and/or licence requirements (if any) for rehabilitation of the site.
- Traffic impacts of the development need to be carefully considered. The Panel questioned the volume of truck movements, potential amenity impacts given the proposed extended length of filling time, the need for road and intersection upgrades, the need for safety of turning movements to be considered and cumulative impacts associated with both development applications.
- Council need to consider the impacts of haulage vehicles and road maintenance over the sustained period of time being proposed.
- Council's preliminary review of the application has identified key concerns in relation to the right turn truck movements into the site. Road / intersection upgrades are likely to be required and further information will be needed.
- Council also raised concerns in respect of the two site accesses proposed and suggested one consolidated entry to safely accommodate the right turn movement may be necessary.

- The Panel want to understand the source / haulage routes of the fill.
- The Panel raised concerns in relation to the removal of vegetation in the northern part of the site and how this fits with the principles of avoidance and minimisation under the Biodiversity Conservation Act.
- This will be a threshold issue for the Panel.
- It was noted that the site forms part of the Council's preferred koala habitat mapping and the Panel want to understand how this will be managed in the context of the works proposed.
- The Panel will view the site and it is recommended that a further briefing be scheduled with the applicant's traffic and ecological consultants to address the technical matters raised in this kick off briefing.
- Council will undertake further assessment and a request for information will be issued after public consultation and referrals are undertaken.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Public exhibition is yet to close however Council has received inquires and questions from neighbouring residential properties that have been notified in relation to noise, dust and visual impacts.