

## Record of Kick-Off Briefing

### Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-189 - 63-69 LAKE ROAD TUGGERAH 2259 CENTRAL COAST DA/117/2023 1
<b>APPLICANT / OWNER</b>	Mr Rod Wall, Mr Wayne Jacobs , Mrs Cheryl Jacobs
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 7 (1)(c), Schedule 6 of the Planning Systems SEPP: Designated Development - Waste Facility
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Central Coast Local Environmental Plan 2022
<b>CIV</b>	\$51,826.00 (excluding GST)
<b>BRIEFING DATE</b>	14 June 2023

#### ATTENDEES

<b>APPLICANT</b>	Rod Wall and Lachlan Atkinson
<b>PANEL CHAIR</b>	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Tony Tuxworth and Greg Flynn
<b>COUNCIL OFFICER</b>	Nathan Burr and Emily Goodworth
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley, Lisa Ellis and Tim Mahoney

**DA LODGED:** 21/04/2023

**TENTATIVE PANEL BRIEFING DATE:** September 2023

**TENTATIVE PANEL DETERMINATION DATE:** December 2023

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 application is 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.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **COUNCIL:**

- Overview of consent history and previous use for wrecker's storage. Site is zoned E4 and is permissible.
- Currently already operating on the site.
- Internal and external referrals underway. TfNSW response received and EPA have confirmed they do not have a role given the small quantities of waste involved.
- Application doesn't address contamination.
- No submissions received through public consultation.
- Site is impacted by Council's Flood Planning Area and PMF. A flood emergency risk plan is being requested.
- A waste management operational plan will be required.
- Key issue will be the management of surface water which is currently uncontrolled on the site. Downstream wetlands in proximity to this employment precinct.
- Council will be issuing an RFI to address outstanding matters.

### **APPLICANT:**

- Proposed resource transfer facility – recover, sort and transfer general solid waste.
- Overview of proposed development and scale of operations, site and surrounding location.
- No EPA licence required.
- Series of specialist reports.
- Traffic Impact Assessment concludes no adverse impacts.
- Air Quality noise and vibration – no noise, odour or vibration impacts anticipated.
- Arborist – all vegetation outside the property and no impacts.
- Soil and water management report provided.
- Business owner has undertaken informal consultation with surrounding properties.

### **PANEL:**

- The Panel will not give weight to fact that the site is already operating and will consider the application against the relevant planning provisions.
- The Panel sought clarification on a number of elements of the proposal and expect these to be fully addressed in Council's assessment including:
  - purpose of storage bays on southern side (masonry, aggregate, timber, different streams (glass, fabrics, plastic);
  - Cleaning procedures for skip bins stored on the site;

- Truck manoeuvring to storage area/s;
  - The location and ownership of the vegetative buffer screening;
  - Types of machinery being used and handling of waste procedures on the site; and
  - Management of contaminated loads.
- The Panel noted that contamination from previous uses needs to be understood and that further information will be required.
- The Council is to ensure that all SEARs have been addressed as this is a threshold matter for the Panel.

The Panel noted that they are generally supportive of this type of use in a regulated manner. The Applicant is to be responsive to any RFI from the Council and ensure any response is comprehensive so that the application can be dealt with efficiently.

The Panel will seek a further briefing from the Council when the assessment is progressed.