

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 16 January 2024
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

**PPSHCC-257 – Central Coast – DA/2009/2023 – 253 Old Maitland Road, Mardi 2259 – Regional Animal Care Facility & Tree Removal – NOMINATED INTEGRATED**

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Tony Tuxworth, Greg Flynn
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Samantha Cummins, Andrew Littlefield, Adam Crampton, Ben Jia
<b>COUNCIL ASSESSMENT STAFF:</b>	Jenny Tattam, Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris

**COUNCIL BRIEFING:**

- This is an application for a Council Facility on a site owned by Council.
- Site is zoned SP2 – Council Purpose. The eastern portion contains a small existing works depot, the site was previously a Council nursery, and the remainder is heavily vegetated.
- The works are for a purpose-built animal care facility which will replace two existing older facilities.
- The use is not defined under the LEP but is permissible as a Council Purpose in the zone.
- The applicant attended a Pre DA and has sought to address issues raised.
- The DA is currently on exhibition. One submission has been received to date and it is noted that earlier consultation in relation to the project indicated general community support.

**APPLICANT BRIEFING:**

- This development is seeking approval for replacement of facilities at Erina and Charmhaven which are no longer fit for purpose and don't have the required capacity.
- The Council undertook a needs assessment in 2019 and decided to pursue a single central site to meet the demand for animal care.
- Overview of site layout with works proposed on land that was previously cleared and used, with those previous uses now demolished.

**Planning Panels Secretariat**

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- An arborist report has been supplied to support the removal of 34 trees.
- Ecological assessment undertaken and a BDAR is not triggered. A biodiversity management plan has been prepared for the balance of the site.
- Overview of design including functions across the various buildings proposed.
- Site constraints including watercourse and bushfire. The site of the proposed works is not affected by flooding.
- The site is not serviced by reticulated sewer and an overview of the on-site disposal system proposed was provided.
- Acoustic report determines that there are no impacts to sensitive receivers – no specific mitigation measures are required but design considers noise issues in terms of location of the Admin building and kennel design.
- Overview of project consultation in 2023 which helped inform the design.
- Applicant clarified that there is no on-site disposal of euthanised animals which would instead be kept in cool storage for collection to a licenced waste facility.
- Average stay of animals is estimated to be between 28 and 31 days.

#### **PANEL COMMENTS:**

- The Panel will want a clear understanding of any ecology issues and impacts.
- The Panel will also want to understand how on-site effluent will be removed and dealt with and how impacts of this have been assessed.
- Noting the land is bushfire prone evacuation procedures need to be documented.
- Council is to consider whether possible dam failure needs to be considered in this assessment.
- The waste management plan needs to be clarified and address matters discussed in the briefing such as solid waste removal and euthanised animal procedures.
- Noise impacts need to be specifically considered and assessed giving consideration to current and future land uses in proximity to the site (large lot residential). Consideration should be given to any broader strategic planning for the area. The Panel will want to understand the assumptions and information used to inform the noise modelling and encourages the use of existing facilities to provide relevant data.
- The Panel questioned the size and scale of the facility noting the importance of designing to cover not just existing capacity but future growth.
- Good cross sections are required to understand the relationship across the site and differences in levels as well as the relationship of the development to the boundary, with any earthworks and retaining to be clearly shown.
- Consideration should be given to sustainability and how this works with the proposed waste disposal arrangements.
- A thorough description of operational procedures is required to determine impacts. This should be in the form of an Operational Plan of Management which covers both day and night-time processes. This would need to address in detail matters such as times dogs are locked in kennels at night and/or have access to outdoor areas, what time feeding occurs, how complaints would be dealt with and whether managers are on or off site etc.
- Documentation needs to be internally consistent i.e. the ecology report needs to relate to and address the recommendations in the bushfire report.

The Panel will view the site / context and will schedule a further briefing if required.

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