

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

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| BRIEFING DATE / TIME | Tuesday, 13 February 2024 |
| LOCATION | MS Teams Teleconference |

BRIEFING MATTERS

PPSHCC-266 – Central Coast – DA/2268/2023 – 133 Somersby Falls Road, Somersby 2250 - Construction & Operation of Asphalt Batching Plant

PANEL MEMBERS

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|---------------------------------|--|
| IN ATTENDANCE | Alison McCabe (Chair), Roberta Ryan), Tony McNamara, Tony Tuxworth |
| APOLOGIES | Greg Flynn |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

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| APPLICANT REPRESENTATIVES | Paul Anderson, Emma Hansma |
| COUNCIL ASSESSMENT STAFF: | Jenny Tattam, Emily Goodworth, Leah Hitchenson |
| DEPARTMENT STAFF | Leanne Harris and Holly McCann |

COUNCIL BRIEFING:

- Overview of the site.
- Land is bushfire prone.
- Overview of the proposal, zone (E4) and permissibility.
- Integrated under the POEO Act (EPA).
- Hazard analysis submitted as required.
- Pre-DA meeting held in April 2023.
- Referred to EPA, RFS, TfNSW, and local energy provider.
- EPA require additional information in relation to noise impacts.
- Preliminary Council assessment and internal referrals under way.
- On notification until 12 March – no submissions to date.
- Council has identified an issue with noise impacts – particularly in relation to the property to the east with significant exceedances during both the day and night (site is zoned RU1 and contains a residential dwelling) with impacts largely related to truck movements.
- Further clarification is required for the property to the west as incorrect noise criteria have been used to consider impacts.

Planning Panels Secretariat

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APPLICANT BRIEFING:

- Overview of the proposal and rationale for site selection.
- Noise and vibration is the biggest issue.
- Context of nearby receptors and sensitive receiver to the east explained with large exceedances caused by trucks entering and leaving the site.
- The batching plant must have 24-hour operations.
- Applicant is aware of the EPA requirements and can respond to this but have discussed the option of rezoning the site to the east for industrial purposes.
- Overview of other noise impacts and mitigation measures proposed including acoustic walls etc.

PANEL COMMENTS

- The Panel need to understand the site context and nearby approvals in proximity to the impacted dwelling/s (nature of uses, hours of operation, acoustic mitigation measures etc)
- Detailed cross sections are required to clearly demonstrate the extent of earthworks, changes in levels and height of retaining walls (including any acoustic walls) and relationship to the site's boundaries and interfaces.
- The Panel sought clarification of fire safety risks from the development itself to ensure that this was addressed in the DA documentation.
- Noise impacts are a significant issue. All solutions to mitigate noise impacts need to be explored. Any range of solutions need to be a matter that can be assessed and addressed within a DA framework.
- The Panel is concerned about the timing implications for the DA. The Panel expect the DA to be dealt with in a timely and efficient manner and do not consider a rezoning (at some future date) to be a solution for a DA that has already been lodged.
- The Panel will want to understand any specific mitigation measures proposed and will consider the merits of these.
- Currently the extent of noise impact is unacceptable. The Panel queries the suitability of the site for the operation as proposed.

The Panel understands that Council will issue a detailed RFI with a specific timeframe for response.