

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 27 February 2024
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-275 – Central Coast – DA/2317/2023 – 3 Warren Road, Warnervale 2259 – Asphalt Batching Plant and Waste or Resources Management Facility

**PANEL MEMBERS**

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

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Rob Dwyer, Alanna Ryan, Geoff Cox, Sam Caruthers, John Fletcher
<b>COUNCIL ASSESSMENT STAFF:</b>	Salli Pendergast, Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**COUNCIL BRIEFING:**

- The site is located within a general industrial zone and is relatively un-constrained.
- Site is in close proximity to the M1 Freeway.
- 24 hour operation is proposed but no close sensitive receivers with other industrial users on all boundaries.
- A 3.6 metre wall to the street frontage is proposed but detailed landscape plan has not been provided and will be the subject of an RFI in due course.
- Council is at a very preliminary assessment stage only with internal referrals underway (environmental, engineering, traffic etc).
- Overview of site and surrounding context provided.
- EPA have request additional information in relation to weigh bridge and waste levy – GTAs required.
- DA supported by preliminary hazard report.
- RFS have provided comments / conditions.

**APPLICANT PRESENTATION:**

- Overview of the proposal.
- Explanation of asphalt production technologies (best practice).
- Overview of the site location and layout.

**Planning Panels Secretariat**

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[www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

- Range of specialist reports, outcomes and mitigation measures discussed.
- Pre and post lodgement undertaken to date.

**PANEL COMMENTS:**

- The Panel will need to understand the extent of landform changes, retaining walls etc. Detailed cross sections will be required to understand with the interfaces with adjoining sites.
- The Panel want a clear understanding of all noise attenuation fencing and proposed landscaped outcomes on all boundaries. Plans and architectural details need to be supplied.
- The assessment needs to consider the previous DA on the site, physical commencement, extent of vegetation removal etc.
- Traffic impacts need to be understood and assessed.
- The Panel expect the applicant to be responsive to any RFI issued by the Council.

Panel will view the site. It is likely that further briefings will not be required and the Panel will seek to determine the DA as efficiently as possible.