

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 27 March 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-277 – Central Coast – DA/12/2024 – 159 Nagari Road, Woy Woy 2256 – Construction & Operation of Landfill Cell – Woy Woy Waste Management Facility

PANEL MEMBERS

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

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Anna Montgomery, Shaun Lawer, David Gamble, Charlotte Drury, Stefan Botha, Andrew Pearce, Tristan Hinchcliffe
COUNCIL ASSESSMENT STAFF:	Alexandra Hafner, Salli Pendergast
DEPARTMENT STAFF	Leanne Harris. Joel Burgess and Holly McCann

COUNCIL BRIEFING:

- Overview of the site which is approximately 10km south of Woy Woy and which contains an existing Waste Management facility (main facility for the southern part of the Central Coast).
- The site is comprised of 3 separate lots and the DA relates to the southern most portion of the land. The proposal is for a new cell to be constructed to extend the life of the facility for approximately 7 to 10 years.
- Patonga Creek runs through the southern portion of the site adjacent to the proposed works.
- Public exhibition has finished, and 5 submissions received to date. These include a submission from the Patonga Beach Progress Association. The submissions raised concerns in relation to potential impacts on the creek (flooding and leachate impacts) as well as questions regarding the community engagement process.
- Adjoining land is owned by National Parks and Wildlife. NPWS have provided Council with initial comments with stormwater and relationship to the National Park owned land to be further assessed.
- The works will occur in an already disturbed part of the site which has a prior approval for extraction of material for capping of the existing cells.
- Zoned SP1 Waste Management Facility so works are permissible with consent.
- Review of complaints to be undertaken as part of the assessment process.

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APPLICANT BRIEFING:

- Overview of the site location.
- Existing operation of the WMF, EPL licence etc.
- Overview of the project including leachate management, stormwater management, construction, workforce, hours and site closure and rehabilitation.
- Overview of technical studies supporting the EIS:
 - Soils and water
 - Leachate
 - Contamination
 - Air quality and odour
 - Noise and vibration
 - Traffic
 - Bushfire
 - Landscape character and visual amenity
 - Aboriginal Heritage
 - Historical Heritage
 - Biodiversity
- Community consultation undertaken to date and proposed engagement with the Patonga Beach Progress Association outlined.
- Environmental issues and mitigation / management measures for further consideration outlined.

PANEL COMMENTS

- The Panel note the comments from NPWS which will need to be addressed. The Panel will particularly want to understand the interface to the National Park and the need for any buffer arrangements and how encroachments, if any, will be addressed.
- The Panel questioned the relationship of the facility to the nearest residential receivers, surrounding topography etc and how visual impacts will be addressed and managed.
- Assessment of stormwater management will need to be a key part of the assessment.
- The Panel need a clear understanding that the pre-DA consultation requirements under the SEARs have been met.
- The Applicant needs to address the issues raised in the submissions.
- The Panel will want to understand how this proposal sits with the existing consent the site is currently operating under and whether any modifications are required. The consents need to relate to one another.

Panel will view the site and get a further assessment briefing from Council. The Panel expects the applicant to comprehensively respond to any requests for further information from Council.

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