

**RECORD OF PRELIMINARY BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 9 July 2024
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTERS**

PPSHCC-290 – Central Coast – DA/320/2024 – 2 Brownlee Street, Ourimbah 2258 - Food Manufacturing Hub

**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>	Chris Smith, Frank Sammut
<b>COUNCIL ASSESSMENT STAFF:</b>	Jenny Tattam
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

**COUNCIL BRIEFING**

- Two lots, owned by Council (operational land).
- Former sawmill, part used by Council as a depot and this use will continue.
- Overview of site and surrounding uses.
- Majority zoned E4 with some C2 conservation.
- Food manufacturing hub being proposed run by a not for profit organisation.
- 9 light industrial units in total.
- Some vegetation to be disturbed / cleared but does not trigger the need for a BDAR.
- Nominated / Integrated - requires a Controlled Activity Approval given relationship and proximity to Bangalow Creek - referral underway.
- Council's DCP sets FSR controls and the development complies with these.
- ASS Management Plan required and has been requested.
- Private sewer pumping arrangement and the ecological investigations have considered the impacts associated with this.
- Waste Services still under assessment and will require some amendments.
- No major ecological issues raised at this stage. There is some encroachment into the riparian area where this is in a degraded state. A VMP has been provided for rehabilitation and management of the balance of the site.

**Planning Panels Secretariat**

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- Key fisheries habitat has been identified and will require a referral.
- 2 submissions received which raise issues with the proximity to the riparian zone, flood impacts and impacts to the creek generally.

#### **APPLICANT BRIEFING**

- Overview of the site and relevant planning controls.
- Former sawmill and dwelling which was previously demolished under a separate consent.
- Overview of the riparian area and application of an averaging rule for the proposed setbacks.
- Overview of specialists' reports provided to support the DA.
- Explanation of ecological and arborist investigations.
- Overview of existing and developed site flooding impacts – within allowable tolerances for minor filling proposed.
- Overview of floor plans and uses, traffic movements, elevations.
- Contamination assessment – detailed assessment has been undertaken and Council is satisfied that the land can be made suitable for its intended use.
- Community consultation processes including two pre-DA meetings, referral to relevant agencies and public exhibition of the DA.

#### **PANEL COMMENTS**

- The Panel will need to understand the mapped biodiversity values land and any relevant provisions and criteria that the Panel need to look at as part of their determination.
- The Panel will also need to understand why Council is supporting a lesser setback of 20 metre to the creek – rather than the standard 40m.
- Clarification of vehicle access arrangements and whether upgrades are required and impacts at peak times need to be assessed.
- Clarification of flooding – importation of fill and impacts need to be worked through in detail.
- Koala Tree assessment is required against the relevant SEPP/s and Act.
- Specific details and cross sections of all interfaces and particularly those with the conservation area need to be provided. The Panel want to factually understand the location, height and extent of level change across the site and encourage the use of batters where the development has an interface with a conservation area.
- The plans and assessment need to clarify the 1% flood line and relationship to the riparian area and detention basin.
- Any encroachment into the riparian area needs to be carefully assessed and considered.
- Leases over 5 years need to be shown as subdivision. The Panel want to understand the relationship with the development to the balance of the site and how this inter-relates to the any proposed rehabilitation (VMP).
- Need to show the Council works depot on the plans.
- Sustainability measures to be shown on the plans and to be documented.

Panel expect the applicant and Council to deal with the application efficiently and schedule it for determination.

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