

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 27 August 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-293 – Central Coast – DA 683/2024 – 17 Lucca Road, Wyong 2259 – Industrial – Metal Recycling Plant

PANEL MEMBERS

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

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Lisa Wrightson, Glen Balneaves
COUNCIL ASSESSMENT STAFF:	Salli Pendergast
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING:

- Proposal is a Designated Development being a metal recycling facility.
- Currently operating on the site without consent.
- Council still to review the consent history for the site.
- Zoned industrial E4 and therefore permissible with consent.
- One submission received – issues around storage and fencing on the site to address encroachment to neighbouring property.
- Internal and external referrals underway (EPA, RFS, TfNSW).
- Up to 10 employees.
- Site is partially flood affected.
- Vegetation on the rear of the site is mapped as having biodiversity value. This is proposed to be removed.
- There are two large trees at that front that are also proposed to be removed and Council is questioning the rationale for this.

- Council are intending on issuing an RFI seeking further detail and clarification around a number of matters including the vegetation removal and proposed stockpile management arrangements.

APPLICANT BRIEFING

- Overview of the site and location provided.
- Works on both the northern and southern parts of the site explained.
- Overview of the proposed operations – no processing on site.
- Overview of Operational Management Plan
- Specialist reports supporting the DA discussed.
- Overview of consultation prior to lodgement of the DA.
- Previous consent history and refusals, acknowledging that the facility is currently operating without consent.

PANEL COMMENTS

- The extent of hardstand and removal of vegetation needs to be clarified on the plans.
- The Panel want to understand the implications of the biodiversity values map and the vegetation removal proposed. The principles of avoid and minimise need to be demonstrated.
- The Panel questions the need for the removal of the two trees in the front setback as raised by Council.
- The Panel need clarity on the consent history and what consent is being sought for in this application. The interaction of this proposal with any previous consent/s or conditions needs to be considered and assessed.
- It is noted that the submission from next door raises concerns about the existing management for the site and this will need to be considered further. Good cross sections to demonstrate the boundary interface including fencing need to be provided.
- Council will need to consider any required compliance action.

The Panel will seek further briefings as required.