

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 November 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSSHCC- 319 – Central Coast – DA/1301/2024 - 11 Bryant Drive, Tuggerah 2259 - Commercial Premises

PANEL MEMBERS

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

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Cameron Gray, John Stewart, Andrew Boustred
COUNCIL ASSESSMENT STAFF:	Nathan Burr, Danielle Allen, Lara Davis, Emily Goodworth, Col Downey
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- DA is subject to deemed refusal proceeding before the NSW Land and Environment Court.
- The site benefits from an approved DA for Stage 1 which has been acted upon.
- Relationship of the approved DA to the current proposal explained.
- Overview of site and surrounding context including adjoining industrial development.
- Site is zoned E3 and the development is permissible with consent.
- Previous concerns in relation to Stage 1 were raised from adjoining residential development re access arrangements from Lake Road.
- Key issues:
 - Ecology - threatened species / EEC present and adequacy of the BDAR
 - Relationship to the previous approval and mitigation measures (avoidance for stage 1) and VMP / 88B.
 - Engineering issues including manoeuvring, flooding, drainage
 - Waste management arrangements
 - General lack of information submitted with the application
- No submissions received during public exhibition.
- Broader traffic impacts in this precinct.

APPLICANT BRIEFING

Planning Panels Secretariat

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- Background to existing operations and approval on the site.
- Overview of the proposed development, specialised retail premises and associated works.
- Overview of the site location and surrounding uses.
- Discussion on planning controls and supporting documentation submitted with the DA.
- Appeal for deemed refusal lodged with LEC.

PANEL COMMENTS

- The Panel will need a detailed explanation of how this proposal relates to the existing Stage 1 consent and any required amendments to conditions e.g. car parking, vegetation management and the like.
- The Panel notes the suggestion of a VPA by TfNSW regarding footpaths.
- Key matters raised by Council relate to biodiversity and engineering.
- Given an Appeal has been lodged the Panel request that Council complete their assessment and report the matter for determination with the information currently available.
- The applicant should note that the Panel will give direction on the appeal.