

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 18 November 2020, 2:03 pm and 2:39 pm
<b>LOCATION</b>	Via teleconference

**BRIEFING MATTER**

**PPSHCC-52 – Central Coast – DA58884** - 27 Sunny Bank Rd, Lisarow - Staged Mixed Use Light Industrial Park. Strata & Community Title Subdivision

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair) and Sandra Hutton
<b>APOLOGIES</b>	
<b>DECLARATIONS OF INTEREST</b>	Juliet Grant

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Robert Eyre
<b>OTHER</b>	Leanne Harris, Department of Planning, Industry and Environment

**KEY ISSUES DISCUSSED**

The Panel notes the area has been planned for the type of use proposed.

- There is a subdivision which is interconnected with this site, including drainage and this will have to be addressed in any assessment report.
- RFS have issued GTAs for the development.
- TfNSW have not raised any issues with the proposal.
- The Panel sought clarification that the range of uses proposed were permissible in the zone which was confirmed by the Council.
- There is extensive cut and fill – there are inconsistencies with the plans / reports. There is a requirement for a 10m vegetated buffer. Earthworks are proposed in the vegetation buffer. Council has requested more detail on this matter including the need for cross sections, retaining walls and filling. Plans need to show existing and finished surface levels and height/details of any retaining walls. The Panel would prefer to see existing trees retained.
- There is an issue with drainage in the south western corner of the site on to an adjoining park / reserve owned by Council. Council's Rec Services have not raised any concerns with the need for a piped arrangement with an easement. The Panel requires the environmental impacts associated with any drainage works to be assessed as part of the application, including works on adjoining land, including the public reserve to the west and any impacts on structures, trees and vegetation.

**Planning Panels Secretariat**

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- It is noted that SEPP 19 Urban Bushland applies.
- The development proposes 7 stages and Council will need to address this. Stage 1 requires the majority of the infrastructure and the Council's preference would be to deal with the subdivision elements at a later stage. Works required for staging/subdivision need to be clearly shown, including access, drainage, parking.
- Three submissions received, two of which are in favour of the proposal. The objector is not directly adjoining the site.
- There is a minor side setback variation under the Council's DCP however there are no other LEP controls that need to be varied.
- The Panel advises that there should be high quality landscaping to Sunnybank Drive. Landscape plan required to address interface with adjoining development including Sunny Bank Road.
- Assessment report to include details of acoustic recommendations to ensure a clear understanding of impacts and mitigation measures needed for acoustic walls. Ensure acoustic report and landscape plan addresses any noise mitigation works required particularly if acoustic walls are required on western side.
- The Acoustic report needs to consider loading and waste collection and potential impacts.
- The Childcare SEPP and guidelines need to be addressed and ensure development complies.
- The Panel would like to deal with the matter efficiently and recommends that the application be presented in January for determination.

**TENTATIVE PANEL MEETING DATE:** January / February 2020