

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 22 April 2021 – 3:15pm and 3:50pm
LOCATION	Videoconference

BRIEFING MATTER

PPSHCC-65 – Central Coast – DA/1295/2020 - 13 Lucca Road Wyong – The proposed development is for the expansion of an existing glass reprocessing facility, seeking overall an increase in processing capacity from 30,000 tonnes to 75,000 tonnes per annum, additional improvements to the site and construction of a new industrial warehouse for the purpose of conducting research and development activities related to recycled glass content products for use in construction and related industries. The development is proposed to be carried out in two stages:

Stage 1 to include:

- Increase the facility capacity to 75,000 tonnes per annum;
- Alteration of the existing driveway access near the existing office and office carpark;
- Installation of a second weighbridge near office/office carpark entrance/exit;
- Installation of a 100,000 litre water detention tank;
- Establishment of additional landscaping over stormwater improvements and near the northern site entrance; and
- Construction of a new proposed seven space carpark near the existing truck entrance.

Stage 2 to include:

- Construction of new industrial shed;
- Installation of a hooded conveyor belt from existing building to new shed;
- Construction of three (300 tonne) storage silos for storage of finished product;
- Installation of a gantry over silos and northern weighbridge;
- Increase in the storage capacity to 2,800 tonnes on site at any given time, with the site previously approved to store 1,900 tonnes at any one time; and
- Alteration to the height of the inbound material loading area door by an additional 3.7 metres and roof of the existing shed by an additional 4.2 metres.

The hours of operation would continue to be as approved which is 24 hours a day, seven days a week.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Juliet Grant, Anthony Tuxworth and Greg Flynn
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Katrina O'Malley and Emily Goodworth
DEPARTMENT	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

- The application involves the increase in production and storage capacity on site.
- The proposal also includes a building to be used for research and development, a weighbridge, and associated parking and landscaping.
- All new structures will fit on the existing concreted area.
- Statutory framework – The proposal is defined as a resource recovery facility which is permissible in the IN1 General Industrial zone under Wyong Local Environmental Plan 2013. The proposal is also classified as designated development having regard for the provisions of Schedule 3 of Clause 32(b)(iii) of the *Environmental Planning and Assessment Regulation 2000*. The proposed development is also integrated development requiring an approval under the *Protection of the Environment Operations Act 1997*.
- The application has been referred to the EPA, TfNSW and NSW RFS. Comments have been received from TfNSW and NSW RFS. No comments have been received from EPA to date.
- Council to consider how this development will integrate with current consents on the site and whether any current development consents under which the site is operating, should be surrendered or modified and how.
- If staff recommend the granting of development consent consideration should be given to the following type of conditions:
 - Certification from a qualified landscaping professional that the landscaping has been planted in accordance with the approved plan and an ongoing condition relating to the maintenance of that landscaping.
 - The retention of existing trees on site, including the mature gums near the existing office.
- The proposal will have minimal impact on the existing streetscape.
- Existing vegetation should be retained.
- Clarify if the existing fencing is to be retained and whether any new fencing is proposed.
- The assessment report should provide details on employment opportunities the proposed development will provide and the other economic benefits associated with the proposal.
- Ensure that the assessment provides consistent application of parking requirements for waste management facilities under Wyong Development Control Plan 2013 or otherwise provides adequate justification for any variation to the Plan. The car parking requirements of the draft Central Coast Development Control Plan should also be considered.
- The assessment should have regard for the draft Central Coast Local Environmental Plan and draft Central Coast Development Control Plan.

TENTATIVE PANEL MEETING DATE: June/July 2021 (pending any EPA concerns)

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels