

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 1 November 2023, 11am – 12pm Site inspection undertaken before briefing.
LOCATION	Briefing: Shoalhaven City Council / MS Teams Site Visit: on-site at 120 Flatrock Road, Mundamia

BRIEFING MATTER(S)

PPSSTH-303 – Shoalhaven – RA23/1004 - 120 Flatrock Road, Mundamia - Waste Resource Learning Ctr

PANEL MEMBERS

IN ATTENDANCE	Briefing: Chris Wilson (Chair), Juliet Grant, Grant Christmas Site Visit: Juliet Grant, Grant Christmas
APOLOGIES	Site Visit only: Chris Wilson (Chair)
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Rebecca Lockart, Cathy Bern, Site Visit: Rebecca Lockart
COUNCIL CONSULTANT ASSESSMENT PLANNER	Briefing: Louise Munday (ME)
APPLICANT REPRESENTATIVES	Briefing: Anh Nguyen (Terroir), Gerard Reinmuth (Terroir), Joshua Lynch (Terroir) Site Visit: Fiona Schreus, Julia Doyle, Peter Windley
OTHER	Briefing: Amanda Moylan (DPE), Tracey Gillett (DPE), Tim Mahoney Site Visit: Amanda Moylan (DPE)

KEY ISSUES DISCUSSED

Council Briefing

- Traffic was identified as a key issue and how waste vehicles would maneuver through the site and interact with buses accessing new facility.
- Vegetation and tree removal and biodiversity impacts, noting further information is to be provided by the applicant.
- Requirement for an operational plan of management which includes how the operators will oversee the safety/amenity for users of the facility.
- A Preliminary site investigation was completed which recommends a detailed site investigation be carried out.

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- Traffic and parking were key issues identified in the preliminary assessment.
- Details on what activities will be carried out on the site and how many people will be there at any one time need to be provided.
- Council has issued a RFI which includes a request for a plan of management for the operation of the facility.

Applicant Briefing and site inspection

The Applicant provided the Panel with a briefing and the following matters were discussed:

- Overview of the development, site context and history of the project.
- Key aspects of the design site opportunities, site geometry, conservation, regeneration, organizing and collating.
- Recycled materials will be utilized for the construction of the facility (for example crushed glass tile & concrete).
- A Geotechnical report was completed which provided recommendations for the siting of the building to be away from the areas where landfill is present.
- Arborist report was completed and recommended retention of two trees with hollows and high significance.
- Acknowledged discussion with the client is ongoing regarding access to the site.
- Operation of the overflow car park.
- The Panel queried if the gabion walls had been built to a certain safety standard. The applicant advised they had been designed accordingly.
- The Panel requested potential traffic conflict and the need for road improvements to be addressed in any assessment report coming forward, noting the impact of the swept curve on truck and bus maneuverability at the site entry.
- The Panel requested clarification that consideration has been given to the safety and amenity of users of the facility.
- The Panel requested clarification on extent of the daily use of the facility.
- The Panel noted a plan of management would need to be integrated with the wider facility so that they interact with each other.
- A response to Council's RFI is anticipated within the next 7 days.
- The Panel noted the determination can be completed electronically by circulation of papers once all the issues have been addressed, and an assessment report and recommendation provided.

TENTATIVE DETERMINATION DATE SCHEDULED FOR DECEMBER 2023

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