

BRIEFING DETAILS

BRIEFING DATE / TIME	23 March 2020, 2:30pm and 2:47pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-42 – Liverpool City Council – DA-263/2018/A – 55 Martin Road, Badgerys Creek – Modification to DA-263/2018 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979. The modification seeks: alterations to the site layout, including an enlarged slab, altered internal vehicle movements, and noise barriers; an increase in building height and footprint and the addition of an awning; the replacement of the existing dwelling with a purpose built, single storey office building; the relocation of the car park and the provision of an additional vehicle access; changes to the drainage and easements across the site.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Wendy Waller and Nathan Hagerty
APOLOGIES	Peter Harle
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Adam Flynn and Boris Santana
OTHER	

KEY ISSUES DISCUSSED

- This application seeks approval to modify an existing approval (previously determined by the panel) in a number of respects.
- Notably, the existing capacity, truck movements in the local area, and trading hours are not expected to change.
- Given that the shed will expand to incorporate all processing activities within the shed, it is anticipated that this will improve the noise and dust impacts, such that the overall environmental impact of the facility is expected to improve.
- One aspect that may require examination is the changes to vehicular paths within the site in terms of acoustic impacts on neighbouring properties and safety.
- There is one submission in relation to the proposal.
- The panel's determination report for the DA notably recorded a resolution to impose a condition 109A:

Planning Panels Secretariat

Within 60 days of commencement of the approved operation, an acoustic report is to be prepared by an appropriately qualified acoustic engineer independent of Benbow Environmental including a test of the acoustic performance of the facility, with an assessment of all equipment used in the yard and the processing equipment with the door of the building open. The approved use is to be suspended after that 60day period until written confirmation by that acoustic engineer is provided to the Council that the development complies with all relevant acoustic conditions.”

TENTATIVE PANEL MEETING DATE: N/A