

**MINUTES OF THE HUNTER & CENTRAL COAST JOINT  
REGIONAL PLANNING PANEL MEETING HELD AT GREAT  
LAKES COUNCIL, TEA GARDENS OFFICE,  
ON THURSDAY, 26 AUGUST 2010 AT 1:00 PM**

**PRESENT:**

Garry Fielding	Chair
Jason Perica	Deputy Chair
Karen Hutchinson	Panel Member
Kara Krason	Panel Member
Len Roberts	Panel Member

**COUNCIL STAFF IN ATTENDANCE**

Glenn Handford	Director Planning and Environmental Services
Joanne Dunkerley	Development Assessment Planner
John Cavanagh	Manager - Waste Health and Regulatory Services
Leonie Cooke	Leasing/Caravan Parks Officer
Matt Bell	Senior Ecologist

**APOLOGY: NIL**

1. The meeting commenced at 1:00 pm. The Chair welcomed everyone to the first meeting of the Hunter & Central Coast Joint Regional Planning Panel meeting in Great Lakes.
2. **Declaration of Interest - Nil**
3. **Business Items**

**ITEM 1 -**     ***2010HCC017 Great Lakes DA No. DA-557/2010 – Tea Gardens Resource Recovery and Waste Transfer Station; 556 Myall Way & 3 Carrapool PI, Tea Gardens***

5. **Public Submission -**

Ross Plant	Registered to address the panel <b>against</b> the item but was not in attendance at the time set for speakers
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6. **Business Item Recommendations**

***2010HCC017 Great Lakes DA No. DA-557/2010 – Tea Gardens Resource Recovery and Waste Transfer Station; 556 Myall Way & 3 Carrapool PI, Tea Gardens***

The Panel indicated that it wished to include an appropriate condition covering the 76 hectares proposed to be set aside in perpetuity for conservation as part of the DA. The proposed condition was drafted by Council officers, as follows:

45. Prior to the issuing of the **Occupation Certificate**, in accordance with the information submitted in the Development Application, the registered proprietor of the land shall demonstrably establish an executed legal mechanism that permanently conserves and protects in perpetuity the area referred to in these conditions as the "*Bushland Conservation Area*" (and which shall total not less than 76.47-hectares of land and include the area entitled "*offset*" on Figure 14 of the report of Darkheart Eco-Consultancy (2010)). Consideration in this respect shall be given to the use of a binding, permanent, on title and in perpetuity mechanism, such as a restriction or covenant issued under s88B or s88E of the *Conveyancing Act 1919*, and/ or a Property Vegetation Plan issued under the *Native Vegetation Act 2003*, and/ or a Voluntary Conservation Agreement issued under the *National Parks and Wildlife Act 1974* and/ or any other appropriate alternate legal mechanism. The conservation mechanism shall be established to the written satisfaction of the Director of Planning and Environmental Services and the Senior Ecologist of the Council of the Great Lakes. The mechanism shall be executed prior to the issuing of the Occupation Certificate and shall be maintained thereafter in perpetuity.

**Motion Moved** by Karen Hutchinson, seconded by Len Roberts that

**The Panel** grant consent to the development application made by Council subject to the conditions set out in the Agenda and Business Paper for this meeting, as amended by the Panel as follows:

The addition of the proposed Condition 45 redrafted to read:

45. Prior to the issuing of the **Occupation Certificate**, in accordance with the information submitted in the Development Application, the registered proprietor of the land shall demonstrably establish an executed legal mechanism that permanently conserves and protects in perpetuity the area referred to in these conditions as the "*Bushland Conservation Area*" (and which shall total not less than 76.47-hectares of land and include the area entitled "*offset*" on Figure 14 of the report of Darkheart Eco-Consultancy (2010)). Consideration in this respect shall be given to the use of a binding, permanent, on title and in perpetuity mechanism, such as a restriction or covenant issued under s88B or s88E of the *Conveyancing Act 1919*, and/ or a Property Vegetation Plan issued under the *Native Vegetation Act 2003*, and/ or a Voluntary Conservation Agreement issued under the *National Parks and Wildlife Act 1974* and/ or any other appropriate alternate legal mechanism. The conservation mechanism shall be established to the written satisfaction of Great Lakes Council. The mechanism shall be executed prior to the issuing of the Occupation Certificate and shall be maintained thereafter in perpetuity.

**THE MOTION WAS PUT TO THE MEETING AND CARRIED UNANIMOUSLY BY THE PANEL.**

The Chair commented on the quality of the Council report describing it as very comprehensive.

The meeting concluded at 1:26 pm.

Endorsed by



Garry Fielding  
Chair, Hunter & Central Coast Joint Regional Planning Panel  
30 August 2010