

# **MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LAKE MACQUARIE CITY COUNCIL ON THURSDAY 21 JULY 2011**

## **PRESENT:**

Garry Fielding	Chair
Kara Krason	Panel Member
Barry Johnston	Panel Member
Peter Rees	Panel Member

## **IN ATTENDANCE**

Chris Dwyer	Principal Development Planner
Felicity Booth	Minute Taker

The meeting commenced at 5.02pm

**APOLOGIES: JASON PERICA**

- 1. Declarations of Interest - None**
- 2. Business Items**

***ITEM 1 - 2010HCC027 Lake Macquarie DA/1282/2010 - Industry - Asphalt Plan; 11-18 Billbrooke Close, Cameron Park***

The meeting was adjourned at 5.08 pm to allow for the objectors to minimise the number of speakers from 15 to 5

The meeting was reconvened at 5.16pm.

### **Public Submissions -**

Bernard Griffin spoke against the item – and requested his letter of objection be included in the minutes (see Appendix A)

Lisa Knezevic spoke against the item

Louise McKinnon spoke against the item

Brian Adamthwaite spoke against the item

David Rolley on behalf of AMP spoke against the item

Greg McCarthy spoke against the item

Dr Richard Strauss spoke for the item

The objectors also asked that it be noted in the minutes that they were unhappy with the fact that they had 15 registered speakers and only 6 were able to address the panel.

The meeting was adjourned at 6pm to allow the Panel to consider the submissions. The Panel moved to a separate room.

The Panel reconvened the meeting at 6.22pm

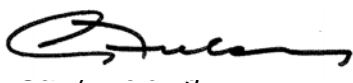
**Moved** by: Barry Johnston and seconded by Kara Krason that DA/1282/2010 Industry - Asphalt Plant at 11-18 Billbrooke Close, Cameron Park be refused for the following reasons:

- 1 The amenity of the locality, including Billbrooke Close, will be adversely affected by the proposed development by reason of the development's:
  - (a) visual impact of the bulk and scale of the tower and the associated stacks;
  - (b) traffic generation in times of peak production periods;
  - (c) dust and odour generation;
  - (d) being out of character with the existing and likely future uses of the neighbourhood.
- 2 The proposed development does not comply with Lake Macquarie City Council's Development Control Plan No. 1 – Principles of Development, clauses:
  - 2.1.3 Unacceptable scenic impact;
  - 2.7.1 Scale and appearance of the proposed development are inconsistent with street character, or its desired character;
  - 2.7.6 Impact on views to the site are unacceptable;
  - 3.6.1 Environmental Performance:
    - Performance Criteria 4: The proposed development adversely impacts on the visual amenity of the locality;
    - Performance Criteria 6: The risks and hazards of the proposed development are not within acceptable limits.
  - 3.6.3 The proposed development's design and appearance are contrary to the existing and likely future context of Billbrooke Close.
- 3 The likely effect of the emissions from the proposed development upon rainwater collected in rainwater tanks for domestic consumption has not been addressed.
- 4 The proposed development is not in the public interest.
- 5 The proposed development is inconsistent with Objective 1(c) of the 4(1) Industrial (Core) zone under Clause 15 of Lake Macquarie Local Environmental Plan 2004.

**THE MOTION WAS CARRIED UNANIMOUSLY BY THE PANEL.**

The meeting concluded at 6.30pm

Endorsed by



Chair  
Hunter & Central Coast Joint Regional Planning Panel

26 July 2011

## Appendix A – Bernard Griffin submission