

# HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Singleton Shire Council on Thursday 21 January 2016 at 2.00 pm

**Panel Members:** Garry Fielding (Chair), Kara Krason, Jason Perica, Sue Moore, John Martin

**Apologies:** Nil

**Declarations of Interest:** John Martin

## Determination and Statement of Reasons

2015HCC011 – Singleton Shire Council – DA60/2015 (56 Gresford Road, Clydesdale) as described in Schedule 1.

**Date of determination:** 21 January 2016

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**




The panel considered: the matters listed at item 6, the material listed at item 7 and the matter presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The proposed development is permissible and consent under SLEP 2013;
2. The design of the proposed development was considered appropriate for the proposed use and the site;
3. The design of the proposed development appropriately addressed any acoustic impacts associated with the proposal;
4. The design of the proposed development will result in an improved waste management on the site;
5. The proposed development was considered to be in the public interest.

**Conditions:** The development application was approved subject to the amended conditions in Appendix A of the Council Assessment Report.

**Panel members:**

		
<b>Garry Fielding (Chair)</b>	<b>Kara Krason</b>	<b>Jason Perica</b>
<b>Sue Moore</b>	<b>John Martin</b>	

Recommended for approval subject to the amended conditions of consent.

Motion moved: Kara Krason

Seconded by: Jason Perica

Motion carried unanimously



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Apologies: Nil    Declarations of Interest: John Martin

### Determination and Statement of Reasons

**2015HCC011 – Singleton Shire Council – DA60/2015 [56 Gresford Road, Clydesdale] as described in Schedule 1.**

**Date of determination:** 21 January 2016

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

- The proposed development is permissible with consent under SLEP 2013;
- The design of the proposed development was considered appropriate for the proposed use and the site;
- The design of the proposed development appropriately addressed any acoustic impacts associated with the proposal;
- The design of the proposed development will result in an improved waste management on the site;
- The proposed development was considered to be in the public interest.

**Conditions:** The development application was approved subject to the amended conditions in Appendix A of the Council Assessment Report.

**Panel members:**

<b>Garry Fielding (Chair)</b>	<b>Jason Perica</b>	<b>Kara Krason</b>
 <b>Sue Moore</b>	<b>John Martin</b>	

Recommended for approval subject to the amended conditions of consent.

Motion moved: Kara Krason

Seconded by: Jason Perica

Motion carried unanimously.

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SCHEDULE 1	
1	<b>JRPP Reference – LGA – Council Reference:</b> 2015HCC011 – Singleton Shire Council – DA60/2015
2	<b>Proposed development:</b> Singleton Sale and Stock Yard; Redevelopment of Singleton Sale and Stock Yards including increasing number of yards and construction of a shed cover over yards.
3	<b>Street address:</b> 56 Gresford Road, Clydesdale
4	<b>Applicant/Owner:</b> Singleton Shire Council
5	<b>Type of Regional development:</b> Capital Investment Value >\$5 million Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• Singleton Local Environmental Plan 2013</li> <li>• Singleton Development Control Plan 2014</li> <li>• State Environmental Planning Policy No.55 Remediation of Land</li> <li>• State Environmental Planning Policy No.44 Koala Habitat Protection</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 15 January 2016 Written submissions during public exhibition: Nil Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Nil
8	<b>Meetings and site inspections by the panel:</b> Public Determination Meeting: 21 January 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Assessment Report