
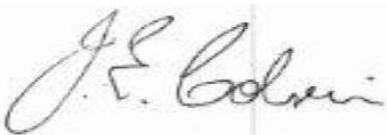





HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Department of Planning & Environment on Thursday 5 November 2015 at 12.30 pm		
Panel Members: Garry Fielding (Chair), Kara Krason, John Colvin, Cr Brad Luke and Cr Sharon Waterhouse		
Apologies: None		Declarations of Interest: None
Determination and Statement of Reasons		
2015HCC014 – DA2015/0291 – Newcastle City Council , Recycling facility and associated site works, 80 Tourle Street, Mayfield West, Lot 1 DP874109.		
Date of meeting: 5 November 2015		
Panel consideration: The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1 and were of the opinion that the application was not advertised in accordance with the Act.		
Panel Decision: The Panel deferred the determination of the application to allow for the application to be appropriately notified in accordance with the <i>Environmental Planning and Assessment Act 1979</i> .		
Panel members:		
 Garry Fielding (Chair)	 John Colvin	 Kara Krason
 Cr Brad Luke	 Cr Sharon Waterhouse	

SCHEDULE 1

1	JRPP Reference – 2015HCC014, LGA – Newcastle City Council, DA2015/0291
2	Proposed development: Recycling facility and associated site works.
3	Street address: 80 Tourle Street, Mayfield West, Lot 1 DP874109.
4	Applicant/Owner: (Applicant) Benedict Industries Pty Limited.
5	Type of Regional development: The proposal involves a 'waste management facility' under Clause 32(b) of Schedule 3 of the EPAA Regulation 2000.
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy No. 33 Hazardous and Offensive Development ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy No. 71 – Coastal Protection ◦ State Environmental Planning Policy (Three Ports) 2013 ◦ State Environmental Planning Policy (State & Regional Development) 2011 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Newcastle Local Environmental Plan 2012 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ◦ Environmental Planning and Assessment Act Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.

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7	Material considered by the panel: Council assessment report with conditions for approval. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Rick Banyard - on behalf of Mayfield Community Group • Philip Towler – on behalf of the Applicant EMM Consulting • Stephen Barr - on behalf of Steel River Development Written submission provided to Panel by Sparke Helmore Lawyers.
8	Meetings and site inspections by the panel: 5 November 2015 - Site Inspection and Final Briefing.
9	Council recommendation: Approval subject to conditions.
10	Reasons: included in Council assessment report.