

DATE OF DEFERRAL	23 February 2017
PANEL MEMBERS	Jason Perica (Chair), Kara Krason, Ken Greenwald
APOLOGIES	Bob Ward
DECLARATIONS OF INTEREST	Michael Leavey has declared a COI as he provided consultancy services to the Council when the applications were lodged

Public meeting held at Central Coast Council, Gosford Council Chambers, 49 Mann Street, Gosford on Thursday, 23 February 2017, opened at 3:55pm and closed at 7pm.

MATTER DEFERRED

2016HCC039 – Central Coast Council – DA49839/2016 – 849 The Scenic Road Kincumber – Use of Land for Resource Recycling Facility.

VERBAL SUBMISSIONS

- Support – nil
- Object – Jennifer Davis, Jonathan Webb, Mary Anne Hennessy, Joy Cooper, Cathy Cusack, Deidre Rodwell, Terry Baker, Adam Lowe, Amanda Palmer, Barbara Lane, Tim McDonald
- On behalf of the applicant – Barry Gentle

REASONS FOR DEFERRAL

The Panel noted the key issues in the proposal were the specific permissibility of the proposal in the zone and apparent consistency with the zone objectives, as well as the overall sustainability benefits of reusing materials versus environmental considerations for the site and impacts on wider surrounding land, particularly related to traffic, noise and dust. In regard to these latter considerations, the Panel was of the view that the analysis regarding traffic movements did not reflect likely future use during peak times, with potential associated impacts related to noise. In terms of environmental management of the site, it was noted a recommended condition was tailored for this aspect, although the provisions of an Operational Environmental Management Plan would assist the Panel in ascertaining whether impacts were able to be appropriately managed. There were some aspects of the proposal that also warranted further information prior to a decision being made.

Accordingly, the Panel decided to defer consideration of the application pending the following matters being addressed by the applicant and subsequently addressed by Council staff in an assessment report to a subsequent Panel meeting as soon as practicable:

1. Details of the historical use of the site for resource recovery (years used, capacity, scope of materials, changes over time, typical use in terms of materials and truck movements, any available data etc.), as well as other options considered for the location of concrete crushing;
2. Clear information on the volume of concrete crushed material as a component of the overall capacity in terms of volume, number of occasions per year of use, likely duration of that occasional use and any methods to provide greater certainty regarding this aspect, while noting assumptions of key reports with the EIS related to use two times per year;

3. Provision of an Operational Environmental Management Plan as contemplated/required by recommended Condition 2.2, but also including information on:
 - a. Silica management and storage, with advice about how the concrete crushing activity affects this aspect;
 - b. Stockpiling of materials in locations which will not affect adjoining trees;
4. Contamination analysis by an accredited certifier with expertise in the field, including bore hole testing of any existing contamination of the watertable and review of proposed mitigation measures to address potential of groundwater contamination, including during flooding events;
5. Further traffic analysis assuming three scenarios of: an averaging of traffic; “worst case scenario” of movement of 1000 tonnes within 1 day; and any “typical” use based on past experience or comparable analysis of another facility. Following this, further acoustic advice on the noise impacts considering traffic noise from a “worst case” and “typical” scenario;
6. Details of how it is intended to ensure proposed limits of 1000T on site and 6000T annually will not be exceeded, including:
 - a. Monitoring and logging;
 - b. Reporting, auditing and any publishing of data;
 - c. Governance considerations to ensure independence of monitoring and operational aspects, including site management issues and security.

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Ken Greenwald	