

## RECORD OF DEFERRAL

### HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

<b>DATE OF DEFERRAL</b>	23 February 2017
<b>PANEL MEMBERS</b>	Jason Perica (Chair), Kara Krason, Ken Greenwald
<b>APOLOGIES</b>	Bob Ward
<b>DECLARATIONS OF INTEREST</b>	Michael Leavey has declared a COI as he provided consultancy services to the Council when the applications were lodged and this may lead to a perception of a conflict

Public meeting held at Central Coast Council, Gosford Council Chambers, 49 Mann Street, Gosford on Thursday, 23 February 2017, opened at 3pm and closed at 3:50pm.

#### MATTER DEFERRED

2016HCC068 – Central Coast Council – DA49832/2016 – 98 Wisemans Ferry Rd Somersby – Extend the Hebel Plant facilities onto a vacant adjoining site, with associated parking, landscaping, works and use

#### VERBAL SUBMISSIONS

- Support – nil
- Object – nil
- On behalf of the applicant – Steve Zebib, Allison Basfrod, Neville Hattingh

#### REASONS FOR DEFERRAL




The Panel was generally in favour of granting consent to the application, although was concerned the front parking area was inconsistent with a key aspect of a previous court approval (which was partially relied upon in terms of justifying the wider proposal) and also required some assurance regarding whether the proposal was Integrated Development within the terms of the EPA Act 1979.

Accordingly, the Panel decided to defer the determination of the matter until:

1. A revised layout of the front carpark was received, to maximise the front setback and landscaped area, with a revised landscape plan;
2. Advice on whether the proposal requires an approval under the Water Management Act and/or the Protection of the Environment Operations Act;
3. If approval is required in terms of 2 above, whether:
  - a. The proposal is Integrated Development under Section 91 of the EPA Act 1979; and
  - b. Required separate approvals under other Acts are able to be subject to Condition(s) of consent, as opposed to the procedure outlined in Section 91A of the EPA Act 1979.

When this information has been received, the Panel intends to determine the matter electronically upon receipt of a supplementary report by Council Officers

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution, as outlined above.

PANEL MEMBERS	
 Jason Perica (Chair)	 Kara Krason
 Ken Greenwald	