

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	1 July 2020
PANEL MEMBERS	Alison McCabe (Chair), Sandra Hutton, Juliet Grant, Sue George and John Martin
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via teleconference on 1 July 2020, opened at 3:15pm and closed at 4:30pm.

MATTER DEFERRED

PPSHCC-1– Singleton – 8.2019.117 at 39 Enterprise Crescent, McDougalls Hill – waste recovery facility (as described in Schedule 1)

The Panel had the benefit of a further submission from the applicant and the opportunity to question the applicant's representatives. The Panel raised concerns regarding:

- Permissibility of the proposal and whether it was correctly categorised as a waste or recovery transfer station
- Capacity of the site to accommodate all of the functions proposed and how noise and traffic impacts are to be mitigated
- How the operation of machinery and requirements for doors to be closed affected queuing and traffic movements
- Practicality of closing doors to meet noise requirements and interaction with operational requirements and potential impacts on traffic
- Appropriateness of a condition requiring further merit assessment
- Quality of the plans, including the lack of detail in respect to RLs, sections, height of retaining walls and relationship of structures to adjoining boundary levels and extent of basement
- How commercial and household drop offs and sales operations would be managed from a traffic and noise perspective

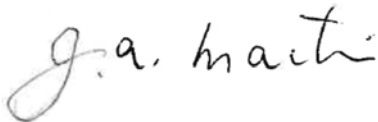
Based on the information provided the Panel could not be satisfied that the proposal could be approved and impacts appropriately mitigated. The Panel noted that the site is in a B5 Business Development zone with residential buildings within approximately 150m.

REASONS FOR DEFERRAL

1. The Panel defer determination of the matter pending receipt of the following additional information:
 - a) Legal advice establishing that the development as proposed (or with amendment) is properly categorised as a waste or resource transfer station – this may require quantifying specific aspects of the proposal
 - b) Amended plans that include RLs, sections, height of retaining wall and level relationship with adjoining properties
 - c) Cut and fill diagram that shows changes to land levels
 - d) Details of the operational management practices needed to comply with noise criteria and measures to prevent queuing of any vehicles onto public streets
 - e) Draft Operational Management Plan
2. That the applicant be requested to provide the additional information within 30 days of the date of this decision.
3. That Council prepare a further report for the Panel's consideration including a review of conditions.
4. That the Panel determine the matter electronically.

5. In the event that amended information is not submitted the Panel will determine the application electronically based on the information received to date.

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

PANEL MEMBERS	
 Alison McCabe (Chair)	 Sandra Hutton
 Juliet Grant	 Sue George
 John Martin	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-1– Singleton – 8.2019.117
2	PROPOSED DEVELOPMENT	Waste Resource Facility
3	STREET ADDRESS	39 Enterprise Crescent, McDougalls Hill
4	APPLICANT/OWNER	Eco Logic Developments Pty. Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No 55 – Remediation of Land - State Environmental Planning Policy (Infrastructure) 2007 - Singleton Local Environmental Plan 2013 - Draft environmental planning instruments: Nil - Development control plans: - Singleton Development Control Plan 2014 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i> - Coastal zone management plan: Nil - 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 15 June 2020 - Council addendum assessment memorandum: 29 June 2020 - Written submissions during public exhibition: one (1) - Verbal submissions at the public meeting: - Peter Smith - On behalf of the applicant – Mark Jackson
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 13 May 2020 <u>Panel members</u>: Alison McCabe (Chair), Sandra Hutton, Juliet Grant, Sue George and John Martin <u>Council assessment staff</u>: Simon Pocock - Site inspection: - Alison McCabe: 27 June 2020 - Sandra Hutton: 4 May 2020 - Juliet Grant: 28 June 2020 - Sue George: 18 May 2020 - Final briefing to discuss council's recommendation, 1 July 2020, 2:10pm. Attendees: <u>Panel members</u>: Alison McCabe (Chair), Sandra Hutton, Juliet Grant, Sue George and John Martin <u>Council assessment staff</u>: Simon Pocock
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report