

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-196 3A PENNANT STREET CARDIFF 2285 LAKE MACQUARIE DA/430/2021/A
APPLICANT / OWNER	Mr James Wearne Mr Michael Constantine
APPLICATION TYPE	Modification Application – 4.55 (2)
REGIONALLY SIGNIFICANT CRITERIA	Clause 7, Schedule 6 of the Planning Systems SEPP: Designated Development - Waste Facility
KEY SEPP/LEP	Lake Macquarie Local Environmental Plan 2014
BRIEFING DATE	27 June 2023

ATTENDEES

APPLICANT	James Wearne, Jack Roxburgh and Kevin Daly
PANEL CHAIR	Alison McCabe (Chair), Tony McNamara, Roberta Ryan and Jason Pauling
COUNCIL OFFICER	Geoffrey Keech
PLANNING PANELS SECRETARIAT	Tim Mahoney and Lisa Foley

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within

DA LODGED: 15 May 2023

TENTATIVE PANEL DETERMINATION DATE: September 2023

KEY ISSUES DISCUSSED

Council and Applicant:

- Tyres have been appearing in mixed waste streams delivered to the site. When this occurs, the entire load is required to be rejected and sent to landfill as the current operation is not authorised to receive, handle and stockpile tyres.
- The modification will allow 50 tonnes (approximately 2 shipping containers) of tyres to be temporarily stored on site, prepared for transport and taken off site to another facility.
- There were no additional specialist reports or investigations prepared to support the application.
- The waste tyres will be managed and handled within the existing shed with no amendments to the building required to accommodate the tyres.
- The existing internal bund height is sufficient and complies with fire safety guidelines.
- The application was referred to the Environmental Protection Authority (EPA) who raised no objections subject to further information relating to handling of soil. The application was also referred to NSW Fire & Rescue although a response has not been received.

Panel

- The Panel wants to be satisfied that the storing and processing of tyres does not cause any fire safety concerns and there is no outdoor storage of tyres.
- The Panel expect plans and diagrams submitted to be factually consistent with what is being requested and liaise with Council as required. This includes illustrating what 50 tonnes of tyres in the storage bays will look like. The current plans show storage in excess of 50 tonnes and need to be amended.
- The Panel was advised that the site is currently under-utilised, and the bays proposed for storage of tyres are currently not in use.
- The applicant needs to provide documentation on how the operation will work including details of the hydraulic scissors used to cut up tyres.

The Panel are unlikely to require a further briefing and expect this application to move efficiently towards determination.