

RECORD OF PRELIMINARY BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 27 August 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-307 – Maitland – DA/2024/524 –9 Burlington Place, Rutherford 2320 – Waste Management Facility (Tyre Recycling Facility)

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Sally Halliday, Ashley Kavanagh
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Mark Johnson, Victoria Wilson, Mark Jackson
COUNCIL ASSESSMENT STAFF:	Scott Fatches, Georgie Williams, Amelie Martel, Madeline Smith, Kristy Cousins
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING:

- Overview of the proposal which is for a change of use to an existing premises.
- Resource recovery facility processing tyres.
- EPA licence required, Integrated Development
- Designated Development due to proximity to residential development (retirement village).
- Overview of the site and surrounding uses.
- E4 General Industrial zone, proposal permissible in the zone.
- No public submissions received in response to exhibition of the DA.
- Assessment ongoing with Council to issue an RFI shortly.
- Waiting on Fire and Rescue comment / condition.
- Internal referrals completed.
- Key issues:
 - Air quality and odour (EPA)
 - Noise impacts – minor issue raised
 - Car parking – size requirements
 - Stormwater drainage
 - Contamination

Planning Panels Secretariat

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APPLICANT BRIEFING:

- Overview of the applicant, development and proposal.
- Proposal is for the fit out of an existing industrial shed for tyre recycling plant and equipment.
- Proposal is in accordance with EPA best practice.
- 4500 tonnes received each year, 4 employees.
- Produces rubber granules for playgrounds, asphalt, rubber tiles.
- Overview of the site and operations including equipment, elevations and views.
- Overview of SEARs and specialist reports supporting the DA.
- Overview of community consultation prior to lodgement of the DA.
- Issues:
 - Requirements from EPA in relation to odour, noise and fire management currently being addressed.
- Average of 4 medium rigid vehicle movements in and out per day with two trucks operated / owned by the proponent.
- Waste management plan provided – no outdoor storage of tyres or products.

PANEL COMMENTS:

- The Panel questioned the extent of notification, noting that it was widespread.
- The Panel advises that the information from Fire and Rescue is required to inform the assessment and is not something that could be conditioned.
- The Panel expect the assessment to fully detail and clarify truck movements and how these will be managed with the single access arrangement. Need for an Operational Management Plan discussed.
- In relation to contamination the Panel advises that there needs to be sufficient information to satisfy the requirements of the SEPP.
- Panel will want to understand maximum storage quantities and what it includes.
- Facilities and arrangements for staff need to be clarified.

The Panel will seek further briefings if required but expect the application to be dealt with efficiently and will work with Council to schedule a determination timeframe.