

RECORD OF INITIAL BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 29 April 2025
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-355 – Newcastle – DA2025/00205 - 8 Everett Street, Carrington 2294 – Heavy Industry Premises (Metal Recycling Facility)

PANEL MATTERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Elizabeth Adamczyk, Charlotte McCabe
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Mark Jackson, Luke Parker, Morgan Parker, Craig Ley, Neil Sher, Jordan Rodgers, Howard Richards
COUNCIL ASSESSMENT STAFF:	Ashlee Rutherford, Brian Gibson
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- The proposal appears to be a metal recycling facility (designated) although Council has concerns with the inconsistent land use definitions and documentation submitted which also references mineral processing or metallurgical works and this requires clarification.
- Both activities are permissible on the land under the SP1 Special Activities zone and SEPP Transport and Infrastructure 2021 (Chapter 5 Three Ports).
- The development proposes an expansion of an existing facility on the site. Plans and documentation are inconsistent, and the applicant needs to clarify existing lot arrangements, uses and proposed boundary adjustments.
- Public notification is nearing completion with no submissions to date.
- Initial internal referrals being reviewed.
- There are potential compliance matters surrounding some of the existing buildings and whether these require further adaptations to formalise use through the current proposal.
- Visual impacts still being reviewed including landscaping and acoustic treatments.
- Mine Subsidence GTAs has been received together with advice from RFS, Ausgrid and TfNSW with no issues raised.

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- Fire and Rescue comments currently being reviewed and further information will be required.
- The EPA have requested additional information related to water impacts.

APPLICANT BRIEFING

- Proposal is for an expansion of an existing metal recycling facility.
- Background and overview of the applicant – nationwide metals recycling company.
- Current site approved in 2009 – 20,000 tonnes per annum
- DA seeks to increase to 60,000 tonnes per annum.
- Detailed outline of the proposal provided.
- Site context and surrounding land uses explained
- Overview of the access arrangements, operations and proposed works provided.
- Overview of the supporting plans, documentation and specialist reports and investigations
- Community and stakeholder consultation during preparation of the EIS with one immediate neighbour raising some issues which are being addressed.

PANEL COMMENTS

- As an initial step the proposed use needs to be properly characterised. This is a jurisdictional threshold matter to determine who is the relevant consent authority. There are limited designated developments that sit with the Regional Panel.
- The Panel notes that SEARs have been issued on the basis of mineral processing or metallurgical works.
- The Panel notes that to date the site has not been licenced by the EPA but that the proposed expansion will require the site to be licenced in the future.
- The DA should clearly outline the site, proposed uses within buildings, any overlapping or concurrent uses (car parking, amenities and like) and relationships to previous consents. The Panel understands that multiple consents apply to the site and these need to be understood.
- All plans and documentation need to be consistent. It is noted that there are currently inconsistencies identified between landscaping and development / architectural plans.
- Full details including cross sections are required for the proposed acoustic walls and treatments particularly where these are on the boundaries. The relationship to the adjoining lots needs to be clearly understood.

The Panel understands that Council will issue a RFI and will further advise as to the proper land use characterisation. The application should be able to be dealt with efficiently.

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