

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

<b>DATE OF DECISION</b>	3 November 2021
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Sandra Hutton, Chris Wilson, Peta Winney-Baartz and John Mackenzie
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Juliet Grant declared a conflict of interest as her employer Gyde (previously known as CityPlan Strategy & Development) was involved in the application

### SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSHCC-81 – Newcastle – SCC2021NEWCA-3 at 32 Industrial Drive, Mayfield (AS DESCRIBED IN SCHEDULE 1)

### PANEL CONSIDERATION

By circulation of papers the Panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

The Panel met to consider the Site Compatibility Certificate (SCC) application for the abovementioned site. The site is zoned RE2 Private Recreation and seeks to use the site for a use not permitted under the zoning. While the SCC pathway provides a process to consider the use – it is similar to a consideration for an amendment to an LEP to add an additional use.






The criteria under clauses 25(5) and 25(6) of the SEPP (HSPD) 2004 requires a consideration of a range of matters. Given the nature of the existing use of the site, and its location, the Panel requires a Preliminary Site Investigation to identify whether contamination would pose a barrier to the proposed use, prior to determining this application.

The Panel’s preliminary view is that the site may be suitable for the use with appropriate conditions and subject to the finding of the Preliminary Site Investigation.

### PANEL DEFERRAL

1. The Panel defer a final determination of the application until sufficient information has been submitted regarding the potential for contamination of the site.

2. The applicant be requested to provide a Preliminary Site Investigation within 4 weeks and advise the Panel of the time frame for the lodgement of this information.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Sandra Hutton
 Chris Wilson	 Peta Winney-Baartz
 John Mackenzie	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSHCC-81 – Newcastle – SCC2021NEWCA-3
2	SITE DESCRIPTION	32 Industrial Drive, Mayfield North (Lot 100 DP 1084939)
3	DEVELOPMENT DESCRIPTION	<p>The application is for 176 self-care units in five separate buildings between 4 to 6 storeys in height, basement car parking for 302 cars and 16 motor bikes and community/ private open space.</p> <p>The application will result in an additional 19,993m<sup>2</sup> of gross floor area (GFA), increasing the total site GFA to 31,863m<sup>2</sup>, equivalent to a floor space ratio of 0.657:1</p>
4	APPLICATION MADE BY	Western Suburbs (N'cle) Leagues Club Ltd
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Site compatibility certificate application documentation</li> <li>• Assessment report from Department of Planning and Environment</li> <li>• <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Site inspection:</b> <ul style="list-style-type: none"> <li>○ Sandra Hutton: 14 October 2021</li> </ul> </li> <li>• <b>Briefing with Department of Planning, Industry and Environment:</b> 14 October 2021           <ul style="list-style-type: none"> <li>○ Panel members in attendance: Alison McCabe (Chair), Sandra Hutton, Chris Wilson, Peta Winney-Baartz and John Mackenzie</li> <li>○ Department of Planning, Industry and Environment staff in attendance: Mark Parker, Thomas Holmes and Lisa Foley</li> </ul> </li> <li>• <b>Papers were circulated electronically on 6 October 2021</b></li> </ul>