

RSDA Kick-Off Record of Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-97 – Central Coast – 63453/2021 - 33 Pile Road & 3-5 Pinnacle Place, Somersby
APPLICANT / OWNER	Sam Coles / Borg Group Pty Ltd
APPLICATION TYPE	Designated Development - Waste Facility
REGIONALLY SIGNIFICANT CRITERIA	Clause 7(c), Schedule 2, State Environmental Planning Policy (State and Regional Development) 2011
KEY SEPP/LEP	State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No. 64 – Advertising and Signage Gosford Local Environmental Plan 2014
CIV	\$2,878,000.00 (excluding GST)
MEETING DATE	3 November 2021

ATTENDEES

APPLICANT	Sam Coles on behalf of Borg Group Pty Ltd Allison Basford (CEO of Space Urban) Aaron Hudson (CEO of Redirect Recycling)
PANEL	Alison McCabe, Chair Juliet Grant, State member Sandra Hutton, State member Greg Flynn, Council nominated member Tony Tuxworth, Council nominated member
COUNCIL OFFICER	Robert Eyre
CASE MANAGER	Alexandra Hafner and Carolyn Hunt
RSDA TEAM	Lisa Foley

ISSUES LIST

- Introduction
- Applicant summary
 - Proposed resource recovery facility in an existing, approved industrial building nearing completion. New business.
 - Zoned IN1, permissible use with consent
 - Proposed 99,000 tonnes of non-putrescible waste material.
 - Proposed 24/7 operation and will create 30 new jobs.
 - Majority of accepted material includes mixed construction waste (40%), mixed clean timber (15%) and green waste (15%). The proposed development will not accept hazardous materials.
 - Vehicular access limited to Pile Road.
 - Borgs operating from adjoining site. Location will minimise waste transportation.
- Council summary
 - All buildings shown on Site Plan are approved under previous DA. CC issued May 2021 for approved development. Likely to be completed April 2022.
- Exhibition dates: 5 November 2021 to 13 December 2021.
- Land zoned IN1 General Industrial under Gosford Local Environmental Plan 2014.
- Site is located within Somersby Industrial Estate.
- Proposal permissible with consent.
- Classified as Designated and Integrated Development.
- Integrated Development with EPA.
- 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 and Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Previous consent, potential forthcoming consents and how they relate to one another.
- Fire safety upgrade to be considered. 2m high fire wall required on the western boundary, no section or reference provided on plans. Sections required.
- Internal truck manoeuvrability.
- Air pollution, dust generation and noise.
- OH&S considerations.
- Car parking and truck manoeuvring for approved and proposed development.
- Weighbridge.
- Connection to adjoining land.

REFERRALS

Internal

- Development Engineer
- Traffic Engineer
- Water and Sewer
- Environmental Health
- Heritage Officer
- Waste management officer

External

- EPA
- TfNSW
- Darkinjung LALC
- NSW RFS

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE - 19 January 2022

TENTATIVE PANEL DETERMINATION DATE - 16 February 2022