

Access for emergency vehicles (i.e. 18m v 20 m road reserve) be reviewed as well as the proximity of the creek bed alongside the road.

Essential Infrastructure

The proponent advises that it is possible to connect the subject land to all essential infrastructure, which includes reticulated water, sewer, electricity and telecommunications.

Stormwater Drainage

Council discharges uncontrolled stormwater over the site into Black Creek. The proponent indicated a willingness to determine a stormwater drainage solution in consultation with Council. The panel considers that a stormwater drainage solution may provide a potential public benefit.

Recommendation -

An appropriate stormwater drainage solution for the site and incorporating the adjacent existing residential area be developed by the proponent in consultation with Council, such that a clear public benefit is able to be provided to the locality in conjunction with the development of the subject site.

- **Community Views**

The first planning proposal was publicly exhibited from the 30 July to 13 August 2014. Council received 17 submissions and 1 petition containing 68 signatures, objecting to the planning proposal. The submissions raised concerns regarding the adequacy of services and infrastructure, traffic impacts, biodiversity impacts, flooding and drainage and mine subsidence.

Recommendation -

The issues raised by the community during the previous exhibition period be addressed by the proponent through the provision of current/updated specialist reports and/or studies.

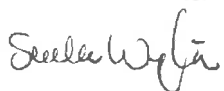
- **Relevant Planning Authority**

Recommendation -

Cessnock City Council indicate whether it wishes to be the RPA for this planning proposal.

Date of Recommendation: 10 March 2016

Panel members:

		
Garry Fielding (Chair)	Jason Perica	Kara Krason
		
Bob Pynsent	Suellen Wrightson	