

MINUTES OF THE HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT MUSWELLBROOK SHIRE COUNCIL ON THURSDAY, 8 MARCH 2012 AT 11.00 AM

PRESENT:

Garry Fielding	Chair
Kara Krason	Panel Member
Bob McCotter	Panel Member
John Dyson	Panel Member
Michael Valantine	Panel Member

IN ATTENDANCE

Ben Oliver	Planning Services Manager
Donna Watson	Development Planner
Matt Lysaught	Economic Development Officer

APOLOGY:

1. The meeting commenced at 11.20 am

2. **Declarations of Interest - Nil**

3. **Business Items**

Item 1 - JRPP 2012HCC001 – Muswellbrook, 289/2011, Student Accommodation comprising 21 residential units, manager's residence, office and communal facilities, Lot 2 DP 857936, 63 Maitland Street, Muswellbrook

5. **Public Submissions -**

Mr Shane Bell addressed the Panel against the item

Mrs Goodwin addressed the Panel against the item

Mrs Shaw addressed the Panel against the item

6. **The Panel's Decision**

JRPP 2012HCC001 – Muswellbrook, 289/2011, Student Accommodation comprising 21 residential units, manager's residence, office and communal facilities, Lot 2 DP 857936, 63 Maitland Street, Muswellbrook

The Panel resolved to defer consideration of the application to enable the following information to be submitted to Council:

- Detailed description of the proposal including clarification on the proposed users of the student housing development.
- Amended plans to be prepared which incorporate 10m minimum rear setbacks for Units 10 – 21

- Amended plans to incorporate private open space areas relocated from the rear to the front of Units 10-21.
- A detailed landscape plan prepared by an appropriately qualified landscape consultant is to be submitted. In particular, the landscape plan should document the proposed screen planting around the perimeter of the site including proposed species and mature height. The landscape plan should also accurately identify the location of existing trees proposed to be removed and existing trees proposed to be maintained and the location and species of additional tree planting proposed throughout the site.
- Relocation plan for buildings S, T & Q to be submitted and included in the further assessment report.
- Confirmation that the DA is not a Crown DA.
- Submission of the Operational Management Plan for managing behavior/conduct of students within the proposed development.
- Consideration be given to the provision of a communal area for all students
- Further information to address how emergency services vehicles will access the site
- Assessment under SEPP 55 to be included in the further assessment report
- Clarification on application and assessment of the proposal under SEPP (Affordable Rental Housing) 2009
- Consideration be given in the further assessment report to any fauna impacts associated with the proposal, with reference to pluviers.
- Justification and additional clarification regarding the suggested grounds for waiving the Section 94A levy by reference to Council's Section 94 Contributions Plan

Council officers are to provide a further assessment report to the Panel Secretariat within 28 days incorporating and assessing the requested additional information listed above.

MOTION CARRIED.

The meeting concluded at 12.00 pm

Endorsed by



Garry Fielding
Chair
Hunter Central Coast Joint Regional Planning Panel
Date: 19 March 2012