

**Minutes of the Hunter & Central Coast  
Joint Regional Planning Panel Meeting  
held at Muswellbrook Shire Council  
on Thursday 26 April 2012**

**PRESENT:**

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

**IN ATTENDANCE**

Darryl Fitzgerald, Acting Director Environmental Services  
Donna Watson, Development Planner

**APOLOGIES:** Nil

1. The meeting commenced at 2:30pm
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

**4. Public Submissions - Nil**

**5.**

- The Panel sought clarification from the proponent as to the exact number of trees to be removed. Mr Pringle confirmed that the number of trees to be removed is five (5) and not seven (7) as submitted.
- The Panel queried the need for a designated open space area to be provided at the rear of the units in addition to the open space areas at the front of the units. Mr Pringle advised that these areas were left on the plans to provide an alternative for tenants given the front courtyards are on the north side and the summers in Muswellbrook can be excessively hot.

The Panel advised that it was their preference that these areas not be paved.

- The Panel noted that there was an area identified on the plans for a future communal space and accepted the proponent's response in relation to seeing

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how enrolments and use of the accommodation develops and determining in the future whether there is a demand for such a communal space.

The Panel did raise concerns with the management of social gatherings and considered it appropriate for the contact details of the caretaker to be provided to adjoining property owners and displayed within the student accommodation area.

- The panel would like to see the Manager/Caretaker's name and phone number provided to adjoining neighbours and students to assist with issues. A sign, containing the name and phone number of the Manager/Caretaker, should also be erected so as to be visible from all public places.
- The Panel considered the following issues raised by Mrs Shaw who had been scheduled to address the Panel but had been unable to attend.
  - i) In relation to the pedestrian pathway adjacent to Mrs Shaw's property it was deemed to be critical in terms of providing pedestrian access to the adjacent school.
  - ii) In relation to boundary fencing, the Panel considered it appropriate for the proponent to provide a minimum standard of boundary fencing.

**6. The Panel's Decision**

The panel resolved that the recommendation of the Council Assessment Report be adopted subject to the description of the development being amended to include proposed relocation of existing demountable classrooms and to clarify that the proposal relates to student housing, and the application be **approved** subject to the conditions in Attachment A to the report and amended as follows:

- Add a description of the landscape plan contained in Appendix C of the Report into Condition 1 to identify the approved Landscape Plan referred to in Condition 12
- Add a description of the relocation plan contained in Appendix D of the Report into Condition 1 to identify the relocation of existing demountable classrooms proposed as part of the application.
- Condition No. 29 to be placed under the heading in the consent "Conditions That Must Be Complied With At All Times".
- Delete the existing Condition 29 and insert new Condition 29:  
  
29: The operation and management of the development is to comply with the document titled "Upper Hunter Student Accommodation Management Plan : Operations" (Version 2, dated March 2012) prepared by Muswellbrook

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Shire Council. Any variations that are not considered to be generally compatible with this version of the plan will require the separate approval of Council to modify the Management Plan.

- Add Condition No. 32:  
  
32. The Manager/Caretaker's 24 hour contact telephone numbers are to be provided to the occupants of adjoining properties and these details are to be clearly displayed on signs erected in all public places within the accommodation area.
  
- Add Condition No. 33:  
  
33. The accommodation is restricted to use by students and by persons transitioning from studies to full-time employment.
  
- Add Condition No. 34:  
  
34. The applicant is to erect minimum 1.8 metre high lapped and capped timber fencing along the common boundary with all adjoining dwelling houses unless the agreement of the adjoining property owner is obtained to a minimum 1.5 metre high lapped and capped timber boundary fence.

Endorsed by



Garry Fielding

Chair

Hunter & Central Coast Joint Regional Planning Panel

Date: 14 May 2012