

Record of Kick-Off Briefing Meeting

Decision Review Panel of the Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-107–10.2017.163.2 - 150 Gundy Road, Scone
APPLICANT / OWNER	Perception Planning/Charles David Pty Limited
APPLICATION TYPE	Section 8.2 Review of Panel decision
REGIONALLY SIGNIFICANT CRITERIA	Review of Determination where the Panel were the original determining authority
KEY SEPP/LEP	SEPP 55, Infrastructure SEPP, SEPP 44, Upper Hunter LEP 2013
CIV	\$27,500,000.00 (excluding GST)
MEETING DATE	9 December 2021

ATTENDEES

APPLICANT	<ul style="list-style-type: none"> Matthew Fraser – Independent Planning Law Barrister Erin Daniel – Principal Planner at Perception Planning Michael Cole – Registered Land Surveyor – MN Hydnes Bailey and Co
PANEL CHAIR	Stephen Gow
COUNCIL OFFICER	David Crofts
SENIOR PLANNER	Carolyn Hunt
RSDA TEAM	Lisa Foley

OTHER ATTENDEES

PANEL MEMBERS	Penny Holloway (until noon), Clare Brown and Greg McDonald
COUNCIL STAFF	Paul Smith

ISSUES LIST

- Introduction
 - David Crofts noted that he has appeared at two recent Northern Planning Regional Planning Panel meetings with Stephen Gow and Penny Holloway and a local representative for Port Macquarie-Hastings Council, but no conflict of interest was identified as there is no personal or other perceived conflict of interest.
- Applicant
 - Previous application and reasons for refusal outlined as background
 - Site overview provided
 - Amended design to incorporate reduced number of lots and increased lot sizes, reduced number of battle-axe lots, changed road layout, increased pocket parks to comply with DCP, lots with high salinity have been removed, landscaped interface proposed between adjoining development
 - Development considered 'substantially the same' for the purposes of s.8.3(3) of the EP&A Act
 - Revised Salinity Modelling and associated review has been undertaken, with report to be submitted by the end of 2021
 - Revised Stormwater Management Plan to demonstrate that there is sufficient on-site detention and no uncontrolled discharges
 - Revised Flora and Fauna Assessment Report and Plan of Management – revised detention basin layout amended to reduce removal of hollow bearing trees, assessment on nest box locations
 - Appeal lodged (24/09/21) to enable the review of determination to continue – seeking to have review determination before appeal process
- Council
 - Comprehensive assessment yet to be undertaken
 - Preliminary issues identified:
 - Salinity – study to be provided, Council will have it peer reviewed
 - Details regarding the Restriction as to User on Lot 518 to be provided (noted adjoining greenfield land held by same landowner)
 - Stormwater Strategy being peer reviewed
 - Biodiversity – alternative locations for nesting boxes to be identified by the applicant or alternate site to be identified as there are a number of hollow bearing trees proposed to be removed.
 - Detention basin maintenance details to be provided
 - Long term project (~20 years) in which the drainage works will be undertaken progressively. PoM notes that the implementation and maintenance of the drainage reserve over the 20 years is the responsibility of the proponent. Key issue relates to surety that this occurs, and Council is not responsible for non-completed works
 - Long term financial implications past hand over period – costs to Council – proponent has not undertaken discussions with Council in regard to this
 - A Crime Risk Assessment for the construction stage is to be given consideration
 - Bushfire Management Strategy to consider design/perimeter road access to all lots, emergency access to New England Highway/ agencies requirements, buffer zone and maintenance of APZ over adjacent land

- Gundy Road interface – fencing treatments and safety/security for residents during construction phase
 - RFI – to be sent
- 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.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Stormwater management
- Salinity
- Bushfire risk management
- Response to agency requirements (bushfire – vegetation buffer and APZs, permanent emergency (preferably secondary) access)
- Interim traffic management during progressive construction phases
- Public Open Space – location and adequacy for future use

REFERRALS REQUIRED

Internal

- Peer review of Salinity Assessment Report
- Engineering

External

- TfNSW
- RFS

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Public exhibition completed (06/10/21) – submissions received by Council but yet to be provided by Council to the applicant
- Re-exhibition may be required if development is amended as a result of additional reports to be submitted

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued.

Briefing started at 11.15am, concluded at 12.14pm

TENTATIVE PANEL SITE VISIT & BRIEFING DATE – TBC – tentatively 8 March 2022

TENTATIVE PANEL DETERMINATION DATE – TBC – tentatively mid/late May 2022