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**PP ref: J002230**

**30 March 2022**

The General Manager  
Upper Hunter Shire Council

**Attention:** Paul Smith, Senior Environmental Planner  
**Via Email:** [PSmith@upperhunter.nsw.gov.au](mailto:PSmith@upperhunter.nsw.gov.au)

Dear Paul,

**Re: DA 163/2017 – Review of Determination (Section 8.2) – Salinity, Bushfire and HRPP requirements  
150 Gundy Rd, Scone, 2327 (LOT: 2 DP: 1169320)**

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This letter provides a response to the following, in relation to the abovementioned particulars:

- Soil Futures Consulting Further Information Request dated 1 March 2022 (received 9 March 2022)
- HRPP Record of Briefing dated 8 March 2022
- RFS Further Information Request dated 11 March 2022
- Email received from Paul Smith; Upper Hunter Shire Council dated 23 March 2022

Please see a response to each of the matters in **TABLE 1** below, supported by the following supporting attachments provided under separate cover:

- **Attachment 1** – Soil Futures Consulting Further Information Request dated 1 March 2022 (received 9 March 2022)
- **Attachment 2** – HRPP Record of Briefing dated 8 March 2022
- **Attachment 3** – RFS Further Information Request dated 11 March 2022
- **Attachment 4** – Bushfire Report prepared by FireBird EcoSultants dated 30 March 2022
- **Attachment 5** – Supporting Civil Engineering Letter prepared by Accor dated 30 March 2022
- **Attachment 6** – Supporting Flooding Letter prepared by Torrent Consulting dated 30 March 2022
- **Attachment 7** – Traffic Impact Assessment prepared by SECA Solution (TBC)

- **Attachment 8** – Salinity Response prepared by Martens (ref: P2108371JC03V01 and dated: 30 March 2022)
- **Attachment 9** – Email received from Paul Smith; Upper Hunter Shire Council dated 23 March 2022
- **Attachment 10** – Bulk Earthworks Plan prepared by MM Hyndes Bailey & Co (ref: 217133, Ver P, dated 24.03.2022)

**Table 1** - FIR and response summary

Request		Response
1	Soil Futures Consulting Further Information Request dated 1 March 2022 (received 9 March 2022)	Please refer to the response prepared by Martens provided at <b>ATTACHMENT 8</b> .
2	<p>HRPP Record of Briefing dated 8 March 2022</p> <p>The relevant points of discussion requiring response is provided below:</p> <ul style="list-style-type: none"> <li>• Not all available data utilised for the model and the assessment does not consider downstream impacts of the development and potential groundwater rise through the system.</li> <li>• Bushfire risk – response to latest amendments to be provided by RFS.</li> <li>• Night-time noise and mitigation measures for future homes adjoining Gundy Road to be outlined.</li> <li>• Proposed staging of works in relation to construction noise and traffic impact on completed sections of the subdivision as the bulk of the development south of the drainage corridor is rolled out.</li> <li>• Plan for bulk earthworks required.</li> </ul>	<p>In response, the following is noted:</p> <ul style="list-style-type: none"> <li>• Refer to response prepared by Martens provided at <b>ATTACHMENT 8</b>.</li> <li>• Refer to revised bushfire report prepared by Firebird EcoSultants provided at <b>ATTACHMENT 4</b>.</li> <li>• Attenuation measures are identified within the Acoustic Report for those dwellings fronting Gundy Road, provided with the application. These measures are expected to be further assessed and implemented at the dwelling DA assessment stage.</li> <li>• Similar to many subdivisions implemented in stages, construction and traffic will be managed by the superintendent to ensure the safety and protection of residents is monitored and managed. All construction noise and associated traffic will be limited to the hours specified within the NSW Guidelines and associated conditions of consent.</li> <li>• Refer to bulk earthwork's plans are provided at <b>ATTACHMENT 10</b>.</li> </ul>

3	RFS Further Information Request dated 11 March 2022	Please refer to the revised bushfire report prepared by Firebird EcoSultants provided at <b>ATTACHMENT 4</b> .
4	Email received from Paul Smith; Upper Hunter Shire Council dated 23 March 2022	Supporting letters are provided by Accor <b>ATTACHMENT 4</b> and Torrent Consulting <b>ATTACHMENT 4</b> .

### **Conclusion**

The proposed development is compliant with the legislative controls applicable to the subject site.

It is maintained that the proposal will have no significant impacts on the surrounding properties through the incorporation of associated mitigation measures as recommended within each of the subconsultant reports prepared and submitted with this FIR response.

As detailed within the preceding information, the responses provided shall be read in conjunction with the additional documentation prepared within the attachments provided under separate cover. Should Council require any clarification on the points raised in the submissions following review of the additional documentation prepared, we would be happy to provide. Whilst not expressly requested by Council or the HRPP, it is noted that a traffic impact response is in the process of being completed, to address the revised location of the emergency egress, for provision to TfNSW.

We look forward to Council's determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.



**ERIN DANIEL**  
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