

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 8 March 2022, 11am and 12:40pm Site inspection undertaken before briefing
LOCATION	Upper Hunter Shire Council, 135 Liverpool St, Scone

BRIEFING MATTER

PPSHCC-107– Upper Hunter – 10.2017.163.2 - 150 Gundy Road, Scone - 8.2 Review for refused residential subdivision

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Clare Brown, Penny Holloway and Greg McDonald
APOLOGIES	Penny Holloway was not able to attend the site visit before the briefing.
DECLARATIONS OF INTEREST	Alison McCabe, Sandra Hutton and Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Paul Smith and David Crofts (consultant)
DEPARTMENT	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Revised proposal received 22 February 2022, with re-exhibition/consultation to be undertaken.
- Amendments include a decrease in lot yield (now 385 lots), lot configuration changes in relation to the drainage easement, decrease in the number of battle-axe lots, perimeter road, distribution of parks, Aboriginal marked tree included in park and relocation of emergency exist.
- Park/open space areas to be assessed in relation to location, functionality, usability and future maintenance requirements.
- Assessment of amended emergency access corridor, construction works, practicality/accessibility and maintenance required with updated external referral comments yet to be received.
- Proposed linkage points to adjoining land to be considered and whether all are required.
- Dual occupancy lot identification to be reviewed and determined if necessary to be identified on plan.
- Salinity – groundwater model utilised (not a salinity model), which has been peer reviewed and referred to DPIE. 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.
- Stormwater – onsite management required. Stormwater levels in relation to the new allotment levels to be considered. Consultation with Council required in regard to the management of drainage reserve.
- Biodiversity – management plan required to identify any significant impacts and the proposed mitigation measures. Identification of ongoing maintenance costs for Council and consultation with Council's asset team to be considered.
- EPBC referral process is being undertaken concurrently, separate from DA process.

Planning Panels Secretariat

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- Bushfire risk – response to latest amendments to be provided by RFS.
- Rural land buffer has been reduced to 6m. Proposed plantings to be reviewed to ensure species survival and identification of impact on adjoining landowners, together with relationship with proposed APZ and access track.
- Fencing along Gundy Road and entrance to town to be considered in consultation with Council
- Night-time noise and mitigation measures for future homes adjoining Gundy Road to be outlined.
- Crime prevention during construction now addressed.
- 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.
- Plan for bulk earthworks required.
- Referral of DA to AusGrid required in relation to proposed use of /activities in the electricity easement adjoining the site.

TENTATIVE DETERMINATION DATE SCHEDULED FOR - 3 May 2022

Note: The tentative determination date was set having regard to both panel availability and the outstanding L&E Court hearing of the Applicant's appeal against the original decision for refusal. It was suggested that Council set a deadline for the submission of any outstanding material by the Applicant to enable the further consultative process to be concluded and an assessment finalised in time for the suggested determination date.