

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-140 – DA 2022-095 - Wilkinson Avenue, Muswellbrook
APPLICANT / OWNER	Applicant: Tom Potter, GHD Owner: Muswellbrook Shire Council
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the SRD SEPP: Council related development over \$5 million
KEY SEPP/LEP	Resilience and Hazards SEPP, Planning Systems SEPP, Transport and Infrastructure SEPP, Muswellbrook LEP 2009
CIV	\$ 8,596,000 (excluding GST)
BRIEFING DATE	7 September 2022

ATTENDEES

APPLICANT	Thomas Potter, GHD Woodhead Chris Acevski, GHD Woodhead Paul Chandler, Muswellbrook Shire Council
PANEL MEMBERS	Alison McCabe, Juliet Grant, Granville Taylor and Kellie Scholes
COUNCIL OFFICER	Alisa Evans and Hamish McTaggart
CASE MANAGER	Carolyn Hunt
PLANNING PANELS SECRETARIAT	Lisa Foley

- Introduction
 - 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.
 - The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.
- Council Summary
 - Overview of proposal outlined as staged demolition of existing buildings and construction of a new grandstand and amenities, incorporating a mix of materials and design

- Confirmation of proposed seating (and intensification of site) to be provided and impact on traffic calculations
- No additional car parking proposed
- Traffic management and parking to be addressed
- Masterplan for park has been adopted
- Land is identified as Crown Land, with Council as the Crown Land Manager
- Applicant introduction of proposal
 - Proposal forms part of the Masterplan for Olympic Park
 - Upgrades to support the delivery of a NRL regional level standard facility, including an 870 seat grandstand; training area, amenities and canteen facilities and accessible viewing area
 - Surrounding development identified as railway line, recreational facilities, residential development
 - TIA notes that referral to TfNSW is not required, based on numerical criteria and level of service at intersections
 - Hazardous Building Materials Assessment identified hazardous material and mitigation measures required for demolition
 - Noise Assessment – identified exceedances during a major event at the north and south residential areas, with mitigation measures proposed (staff and security, public consultation and complaints register)
 - Existing lighting of the fields

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Plan of Management – legislative basis and relationship to the Masterplan
- Car parking – capacity assumptions utilised for carparking calculations
- Show how car parking for the proposed use is being provided
- Traffic Management to be identified for the site
- Utilisation of the site for events to be outlined, including consideration of noise, lighting, hours of operation
- Existing site utilisation and licencing
- Facilities to be provided for both male and female events occurring concurrently
- Flood prone land – accessibility to/from the site
- Pedestrian access to the site
- Comparison of current utilisation of the facility and proposed change to operations to be identified
- Event Management and Operational Plan will be required

REFERRALS REQUIRED

Internal

External

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition dates: 24 August to 7 September 2022

DA LODGED - 3 August 2022

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

TENTATIVE PANEL BRIEFING DATE – 23 November 2022

TENTATIVE PANEL DETERMINATION DATE – 5 April 2023