

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 28 February 2024
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

PPSHCC-260 – Singleton – DA 8.2023.41.1 – 349 Bridgman Road, Obanvale 2330 – Subdivision of Land –  
Bridgman Rd Obanvale

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Sue Moore, Sue George
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Ratu Knight, Joseph Zalloua, Murray Green, Peter Lee, Michael McCrudden, Jessica Head
<b>COUNCIL ASSESSMENT STAFF:</b>	Benjamin Pogson, Michelle Reichert
<b>DEPARTMENT STAFF</b>	Leanne Harris and Holly McCann

**COUNCIL BRIEFING:**

- The DA was lodged in January 2023 and is for a Torrens Title subdivision to create 384 lots. Pre DA discussions were held in September 2022.
- Overview of the site and locality, undulating land with steep creek. Significant hence significant earthworks are proposed.
- The site was rezoned several years ago however a DCP was not prepared and is required under the LEP.
- A draft DCP is being prepared and lodged by the applicant. However, this will need to be exhibited and adopted before the subdivision can be dealt with.
- The DA is Integrated and Water NSW have issued an RFI and require amendments.
- Heritage NSW have just issued an RFI regarding Aboriginal heritage.
- RFS have issued GTAs. However, given that further plan amendments are proposed, a new set of GTAs will be required.
- Council have given owner's consent for their adjoining land to be used for secondary access and APZ arrangements.
- Fisheries require additional information.
- Ausgrid and ARTC support with conditions of consent.
- TfNSW and Council have a major issue with the Bridgman Rd and New England Highway intersection which operates at Level of Service F.

**Planning Panels Secretariat**

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**APPLICANT PRESENTATION:**

- Summary of the proposal, site context and applicable zones.
- Land rezoned in 2018.
- Site constraints – waterfront land with a major riparian corridor.
- Current subdivision plan discussed.
- Overview of site specific DCP which has been submitted to Council.
- Proposing to lodge an amended subdivision plan.
- Overview of external referrals and concurrences.
- VPA has been offered as part of the subdivision in lieu of monetary contributions as there is no 7.11 Plan that applies.

**PANEL COMMENTS:**

- The Panel is very concerned about the timeframes that will be needed to resolve fundamental threshold and jurisdictional matters and consider the DA has been lodged prematurely.
- The required DCP needs to respond to all matters listed in Clause 6.3 of the LEP. The Council needs to follow a proper process to determine appropriate lot sizes, linkages, nature of open space and response to topography etc. This should have happened prior to the lodgement of the DA.
- The DCP needs to be critically reviewed as this is the document that sets the framework for the consideration of any Development Application.
- The Panel questions why Council would burden their adjoining land particularly in terms of APZ arrangements and removal of vegetation.
- The offer of a VPA to Council is the correct approach to the provision of local Infrastructure and facilities in the absence of a S.7.11 Plan however the Panel will need a level of certainty that this offer is acceptable (i.e. Council resolution/s to support and exhibition of the VPA, ideally concurrently with the amended DA).
- The applicant needs to satisfy Clause 6.1 of the LEP and obtain a Satisfactory Arrangements Certificate from NSW Planning. This needs to be an applicant initiated VPA process and will take some time to resolve.
- Any subdivision design will need to respond to the constraints of the site, be well designed, and provide open space and facilities to meet the new population.
- The Panel cannot deal with the DA until all jurisdictional matters are addressed.

A further Panel briefing will be required once the DCP framework has been progressed.