

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 7 May 2024
LOCATION	On-site

BRIEFING MATTERS

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

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF:	Benjamin Pogson
----------------------------------	-----------------

KEY ISSUES DISCUSSED

- Road design and layout and whether the road design is appropriate and works given the slope of the land and proposed gradients.
- A detailed BDAR is required and needs to relate to the current proposal. Needs to be clear identification of disturbed and undisturbed areas.
- Infrastructure requirements need to be clearly understood. This includes designing to Council standards and what is to be in public and private ownership. This includes roads, drainage, and parks.
- Easement for electricity and impacts on development.
- Bushfire buffers on neighbouring land and what this means – whether this is temporary or permanent and what the public or private benefit of this is.
- DCP needs to reflect recommendations of the BDAR and requires more engineering detail before the contents of the DCP can be finalised. There needs to be a basic understanding of the degree of landform change.
- DCP amendments need to be critically reviewed and adopted by Council before any determination of the Development Application.
- Clause 6.1 and 6.2 of the SLEP 2013 need to be addressed the application needs to include sufficient information addressing these requirements.
- Rail corridor and noise/dust and potential impacts on adjoining rail corridor.

The Panel will need to visit the site again to gain access to all boundaries, noting that it is rough terrain through the paddocks and needs to be done in the dry.

The Panel notes that there appears to be a significant amount of work still required and that further amendments are likely. The application as lodged has not addressed the statutory requirements resulting in significant delays. Given the likely timeframe the Panel considers that the application should be withdrawn.