

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 15 April 2025
<b>LOCATION</b>	MS Teams Videoconference

#### BRIEFING MATTERS

PPSHCC-325 – Singleton - DA 8/2024/235/1 - Pepper Close, Huntview 2330 Staged subdivision

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan
<b>APOLOGIES</b>	Tony McNamara
<b>DECLARATIONS OF INTEREST</b>	Sue George and Peree Watson both have a conflict of duties given this a Council interest application.

#### OTHER ATTENDEES

<b>APPLICANT REPRESENTATIVES</b>	Dwight Graham, Scott Day, Angela Besant
<b>COUNCIL ASSESSMENT STAFF:</b>	Julia Ryl and Sarah Hyatt, Sarah Boyton and Mary-Anne Crawford
<b>DEPARTMENT STAFF</b>	Leanne Harris, Holly McCann

#### COUNCIL BRIEFING

- Overview of the application – 88 residential lots and associated ancillary works.
- This site is part of an existing largely developed master planned area and is being undertaken in accordance with the adopted DCP.
- Multiple zones apply to the land – all lots in the R1 and RE1 zoned land.
- Land is classified as Operational apart from Lot 336. The Council's Plan of Management enables the sewer works proposed on that lot.
- The site is not in an identified URA therefore no satisfactory arrangements are required and a DCP is already in place.
- BDAR submitted (10.3ha of native vegetation to be removed) and Council's Ecologist supports the findings. The subdivision design has avoided areas of the best habitat available.
- Issues:
  - Exhibition – needed to be re-exhibited to ensure that all lots included and this finishes 16 May 2025.
  - Seeking clarification from applicant re a previous Aboriginal salvage process.
  - Extent of proposed earthworks and the need for any retaining is being clarified.
  - Details on maintenance of entry features walls and whether these will be dedicated to Council.
  - The acceptance or otherwise of an APZ on Council (RE1) land or whether this needs to be incorporated into affected lots.

- Proposed surface on the walking trail and whether gravel as opposed to concrete would be acceptable.
- Clarification of the plant and equipment in park facilities.
- 11 lots are non-compliant with the DCP requirement for 17 metre frontages however this can be varied and only one lot is likely to be problematic.
- Bridgeman Rd and New England Highway intersection capacity and required upgrades with an in principle VPA offer.
- TfNSW modelling of intersection post the Singleton bypass (completed 2026) is indicating that 288 additional lots would be available before upgrade works would be required.

#### **APPLICANT BRIEFING**

- Overview of the proposed subdivision and relationship to the existing lot configurations.
- Site location and surrounding context explained.
- Details of the proposed works including earthworks, internal roads, landscaping, walking and shared paths over 7 stages.
- Supporting infrastructure works explained with sewer works part of this proposal but a future pump station as a separate Part 5 REF.
- Overview of landscaping, playground, open space and walking trails.
- Response to constraints such as biodiversity, bushfire and Aboriginal Cultural Heritage explained.
- External Referrals – GTAs issued by DPE Water and RFS.
- VPA offer of a monetary contribution towards upgrade of the intersection.
- Social and affordable housing discussions being held for opportunities within the subdivision, noting that this does not form part of the current application before the Panel.

#### **PANEL COMMENTS**

- The Panel need a clear understanding of the interfaces between lots, the public road interfaces, adjoining boundaries and the open space areas. Detailed cross sections showing any retaining are to be provided.
- The Panel want to understand how the balance of the avoided R2 land will be managed and this needs to be dealt with as part of this application. Plans showing access, maintenance and dedication, if this is proposed, will be required.
- The BDAR needs to be consistent with any proposed APZ arrangements.
- The Council need to consider the acceptability or otherwise of the burden of a future APZ on their land and the legal mechanisms required to facilitate this (restriction on title / POM etc).
- The Council need to give further consideration to the surface material for the walking path given this is shown as gravel on the DA plans.
- The Panel need a clear understanding of the triggers / thresholds for the required intersection upgrades, the VPA arrangements and relationship and equitable arrangements for other subdivisions relying on these works.
- The Panel understands that the Council will have further discussions with DPE and TfNSW regarding a strategic approach to the intersection works noting that if this issue remains unresolved it will potentially delay release of residential housing
- It is noted that Council is preparing a revised 7.11 Contributions plan. Consideration needs to be given to social infrastructure planning addressing the cumulative impacts of increasing the residential population and a social facilities assessment is likely to be required
- The Panel need to understand how Aboriginal cultural matters will be managed

The Panel will seek further briefings as required.

#### **Planning Panels Secretariat**

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