

DATE OF DEFERRAL	19 March 2026
DATE OF PANEL BRIEFING	17 March 2025
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Stephen Leathley
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue George – Conflict of duties declared due to Council interest in the Development Application Peree Watson - Conflict of duties declared due to Council interest in the Development Application Anne McGowan - Conflict of duties declared due to Council interest in the Development Application

Papers circulated electronically on 13 February 2026.

MATTER DEFERRED

PPSHCC-325 – Singleton – DA 8/2024/236/1 at Pepper Close, Hunterview - Staged Sub-Division - Eighty-Eight (88) Lot Torrens Title Subdivision and Associated Civil Works Including Drainage, Site Earthworks, Vegetation Removal, Open Space Park Area and Landscaping undertaken in Seven (7) Stages (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel had the benefit of a briefing on this matter in April 2025 and had raised several issues that required clarification.

The Panel also had the benefit of a further briefing prior to considering the matter.

The applicant, in their briefing, had sought to amend the title description of the site in addition to other changes to conditions.

The Panel, in their deliberation of the matter, requires further information and/or clarification regarding the following:

- i. A plan that shows the areas avoided as part of the development, for the purpose of considering the avoid, minimise, and offset hierarchy of the *Biodiversity Conservation Act 2016*. The areas identified in the BDAR report regarding retention and removal of vegetation are to be checked. The boundaries and area of land avoided should be clearly delineated.
- ii. Identify whether the avoided land is required to be managed in any way, and what, if any, management plans or restrictions are required to be placed over the land.
- iii. An assessment of the BDAR needs to be documented in Councils addendum assessment report and include a consideration of the avoid, minimise and offset hierarchy provisions of the *Biodiversity Conservation Act 2016*.
- iv. The Traffic Impact Assessment report prepared by Bitzios Consulting contains the following statement:

The traffic engineering requirements from the Pre-DA meeting included:

- *A TIA to assess the requirements of the subdivision internal road hierarchy*
- *Further discussions with Council required with regards to the intersection of the New England Highway and Bridgman Road*
- *Sightlines to be considered.*

As with other nearby estates, this DA is subject to the following Transport for NSW (TfNSW) condition in accordance with State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021:

"Prior to the Issue of a Subdivision Certificate

Prior to the issue of any subdivision certificate, the intersection of the New England Highway and Bridgman Road is to be upgraded to the satisfaction of TfNSW."

It is understood that TfNSW will undertake intersection modelling which considers the completion of the Singleton Bypass. As this is both a TfNSW and ongoing matter, no traffic modelling has been undertaken by Bitzios Consulting.

The Panel requires clarification as to what, if any, impact the proposed development will have on the New England Highway and Bridgman Road intersection. The Panel also needs to understand what, if any, mitigation measures/works are required to the intersection, and when they would need to occur.

The Panel understands that s7.11 contributions are being collected for this intersection — but cannot determine what the impacts this proposal has, its acceptability or otherwise, or what conditions are required in respect to the New England Highway /Bridgeman Road intersection.

- v. Details of the changes to lot description and whether the application is being amended.
- vi. Council's position on the proposed changes to conditions put forward by the applicant.
- vii. A review of conditions including a rewrite of proposed Condition 10 to reference the relevant plan.
- viii. Document social infrastructure including existing and planned, in the catchment, and nominate distances from bus stops.
- ix. Detail how avoided lands and RE1 zoned recreation land, will be held and managed by Council.

This also includes details of all restrictions on title that are proposed and or required.

The Panel recognises that the proposed development is within a planned urban area undergoing development for land release and that the broader area will be car dependent for some time.

The proposal is generally consistent within the statutory and policy framework.

The information outlined above is essential to the Panel's consideration of the merits and potential impacts of the development and is required to understand ongoing management and maintenance requirements of ecologically sensitive land.

The Panel agreed to defer the determination of the matter for the provision and assessment of the information at points (i) – (ix).

The decision to defer the matter was unanimous.

ACTIONS

The Panel deferred determination for the following:

1. The Applicant to provide the additional information and upload all documentation to the Planning Portal within 4 weeks of this decision.
2. Council is to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within four (4) weeks of the upload of the Applicant's required information to the Planning Portal.
3. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Stephen Leathley	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-325 – Singleton – DA 8/2024/236/1
2	PROPOSED DEVELOPMENT	Staged Sub-Division - Eighty-Eight (88) Lot Torrens Title Subdivision and Associated Civil Works Including Drainage, Site Earthworks, Vegetation Removal, Open Space Park Area and Landscaping undertaken in Seven (7) Stages.
3	STREET ADDRESS	Pepper Close, Huntview 2330
4	APPLICANT/OWNER	Focus Town Planning Singleton Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Singleton Local Environmental Plan 2013 - Draft environmental planning instruments: Nil - Development control plans: - Singleton Development Control Plan 2014 - Planning agreements: Nil - Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 13 February 2026 - Written submissions during public exhibition:1 - Total number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Initial Briefing: 15 April 2025 <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan <u>Council assessment staff</u>: Julia Ryl, Sarah Hyatt, Sarah Boyton, Mary-Anne Crawford <u>Applicant representatives</u>: Dwight Graham, Scott Day, Angela Besant <u>Department staff</u>: Leanne Harris, Holly McCann - Site inspection: - Alison McCabe: 7 May 2024 - Roberta Ryan: 7 May 2024 - Applicant briefing: 17 March 2026 <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Stephen Leathley <u>Council assessment staff</u>: Amanda Schaffer, Marlie Caban

		○ <u>Independent Consultant Planner</u>: Sarah Hyatt ○ <u>Applicant representatives</u>: Scott Day, Angela Besant, Dwight Graham, Marion Lourens, Mark Wiblem, Frances Lang ○ <u>Department staff</u>: Carolyn Hunt, Holly McCann, Gail Fletcher • Council briefings to discuss Council's recommendation: 17 March 2026 ○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Stephen Leathley ○ <u>Council assessment staff</u>: Amanda Schaffer, Marlie Caban, Emily Riley ○ <u>Independent Consultant Planner</u>: Sarah Hyatt ○ <u>Department staff</u>: Carolyn Hunt, Holly McCann, Gail Fletcher
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report (uploaded to the portal on 13 March 2026)