

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 12 May 2021, 2:45pm to 5pm Site inspection undertaken before briefing
LOCATION	Muswellbrook Shire Council Administration Centre, Campbell's Corner, 60-82 Bridge St, Muswellbrook

BRIEFING MATTER

PPSHCC-68 – Muswellbrook – DA 2021/10 - 98 Bridge Street, Muswellbrook - Muswellbrook Regional Entertainment and Conference Centre

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Juliet Grant and Rod Scholes
APOLOGIES	None
DECLARATIONS OF INTEREST	Kellie Scholes

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sharon Pope (Executive Manager Environmental and Planning Services), Peter Chambers (Chief Engineer) and Hamish McTaggart (Development Coordinator)
OTHER	None

KEY ISSUES DISCUSSED

- **Overview of the Proposed Development and General Discussion** – general discussion regarding the scope of the proposed development and review of the proposed plans following the site inspection.
- **External Referral Comments** – Council Officers confirmed that responses had been received to the following external referrals;
 - AUSGRID (ISEPP referral required),
 - ARTC (ISEPP referral required),
 - Transport for NSW (ISEPP referral required), and
 - NSW Police Force.
- **Public notification** – the Panel was advised that three (3) public submissions had been received through the public notification of the development application.
- **Request for Additional Information** – The Panel noted Council's request for additional information. In addition to the information requested by that correspondence the Panel advised that the applicant should be required to provide the following:
 - A revised Clause 4.6 Exemption to Development standards request prepared by an appropriately qualified planning professional, which includes a comprehensive assessment of the proposal against the Clause 4.6 criteria and relevant 'test' established by NSW Land and Environment Court decisions for determining whether compliance with a development standard is unreasonable or unnecessary.

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- A detailed survey that provides the RL height levels of the following adjoining buildings adjacent the site;
 - Campbell's Corner,
 - Uniting Church,
 - Saint Albans Church, and
 - Building proposed to be demolished at 88-96 Bridge Street (a measurement must be taken of the taller addition at the buildings rear).
- A subdivision plan and related servicing detail for the proposed development and new lots. The plan detail should include:
 - how the land comprising the entertainment centre will be consolidated and/or subdivided into a single lot,
 - the proposed lot arrangement for all parking and trafficable areas required to service the proposed development,
 - the proposed lot and servicing arrangement (electrical, telecommunications, sewer, water and vehicle access) for the proposed vacant land fronting Bridge Street and / or residual lots referenced for potential future development by the proposed plans, and
 - Identify how vehicle access and services would be provided to the Uniting Church and property at 108 Bridge Street where the services for these properties are affected by the proposed development. It cannot be assumed that vehicle access can be provided via the properties Bridge Street frontage.
- **Owners Consent** – a discussion was had regarding the land to which the development related to and what progress had occurred toward obtaining owners consent for all the land relevant to the proposed development. The Panel members expressed concern that this issue had not yet been resolved and advised that an update should be sought from the applicant regarding their progress. This is a fundamental DA requirement.
- **Active Street Frontage – Brook Street elevation** – a discussion was had regarding the orientation of the proposed entertainment centre and the way which it addresses the Brook Street frontage. The Panel expressed concerns with the proposed building orientation, Brook Street elevation design and lack of an active street frontage.
- **Parking and Traffic Management** – a general discussion was had regarding parking and traffic management issues. Panel members noted that the information submitted with the development application had not adequately considered parking and traffic management issues, that this issue was a subject of Council's RFI and that the resolution of traffic and parking issues would be critical to the development assessment. The Panel will need to understand the broader parking and services strategy for the block.
- **Other DA Approvals** – the Panel understands that some approvals have relied on parking that is now proposed to be displaced by this application. Details and implications for those consents need to be documented.
- **Urban Design / Masterplan** – the Panel queried whether there was a detailed Masterplan, and how this proposal related to it and what status the Masterplan has. It was not evident that there had been a broader Urban Design and Place Making analysis of the area/block. The Panel noted the buildings orientation to indicative layouts/areas and queried the likelihood of these outcomes.
- **Application Generally** – the Panel noted that the application as lodged has failed to adequately address basic DA submission requirements eg owner's consent, what site the DA is being considered over how existing ROW and infrastructure are being accommodated etc.
- The extent of information requested in the RFI suggests to the Panel that the application has been lodged prematurely.

The Panel has requested an early applicant briefing to understand whether the matters raised can be addressed in a timely manner, whether they require a fundamental redesign of the application, and whether the application should be reported based on the information as lodged.

TENTATIVE DETERMINATION DATE SCHEDULED FOR – TBA

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