

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 19 May 2021, 10am to 11.30am
LOCATION	Via MS Teams videoconference

BRIEFING MATTER

PPSHCC-68 – Muswellbrook – DA 2021/10 - 98 Bridge Street, Muswellbrook

Muswellbrook Regional Entertainment and Conference Centre

PANEL MEMBERS

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sharon Pope, Anup Halder, Peter Chambers and Hamish McTaggart
APPLICANT	Jason Rudd, William Pritchard, Katsuto Ikeda, Dennis Fernandes, Matthew Lysaught
DEPARTMENT	Leanne Harris

KEY ISSUES DISCUSSED

- The Panel has viewed site and received a briefing from Council assessment staff.
- This briefing is in response to fundamental issues raised and the length of time likely to resolve them as these are statutory threshold matters that are preventing the Panel from being able to progress the DA.
- The Panel expect a consolidated package of information to address all the matters in the Record of Briefing with the Council and each of the points in the Council RFI and matters discussed.
- Key issues that the Panel expects the Applicant to resolve include:
 - Identification of the actual site to which this DA relates;
 - Owners Consent for all parcels;
 - A subdivision plan to clearly articulate what is proposed and which sets out the intended response to rights of way, servicing, stormwater, sewer, access, car parking, garbage collection and existing approved developments;
 - How this site fits with the broader strategic framework of the Council's Civic Precinct and the status and relationship between the various plans including whether these have been endorsed by Council;

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- The DA package needs to include details demonstrating that the entertainment facility can function in its own right, but also demonstrate to the Panel how this will impact both existing development and longer-term planning in the precinct; and
- Details of offsite works required for the development such as stormwater and the proposed acoustic wall, their potential impacts, and how these will be resolved, need to be included in any amended DA package.
- The Panel understands that there are a number of processes that are concurrently occurring:
 - A MOU with the Uniting Church to deal with land purchase, car parking and construction impacts, and owners consent;
 - Potential further land purchases being negotiated and reported to Council;
 - Stormwater Strategy being finalised;
 - Revised Civil drawings;
 - An initial response to the Council's request for information; and
 - Reporting of the broader Civic Precinct Masterplans.
- The Panel was advised that the Applicant is aiming to have the fundamental threshold issue of owner's consent and identification of the DA site being resolved in the next few weeks.
- The Panel remain concerned that the DA was lodged prematurely. However the Panel also acknowledges the public benefit of the project and is supportive of the Applicant being given a chance to get the documentation right.
- The Panel has requested that the Applicant provide Council with a realistic timeframe to provide the consolidated complete DA package. The Council is to keep the Panel updated of progress of the application.
- The Panel will seek another briefing with Council after the consolidated package of documents is received.

TENTATIVE DETERMINATION DATE SCHEDULED - TBA

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