

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 18 August 2021, 2:00pm and 3.00pm
LOCATION	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 (Chair), Sandra Hutton, Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Kellie Scholes declared a conflict of interest as she has been involved in internal discussions about the development as an employee of Muswellbrook Shire Council.</p> <p>Rod Scholes declared a conflict of interest as he has been involved in internal discussions about the development as a Councillor of Muswellbrook Shire Council.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Hamish McTaggart, Sharon Pope
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Sharon Edwards

KEY ISSUES DISCUSSED

- Council provided the Panel with an update on the progress of the DA since the most recent Applicant briefing in May 2021.
- Council received an amended plan and document package in mid-July and advises that the Applicant has made a considered attempt to work through the issues previously raised by the Panel.
- Whilst site / subdivision plans have been provided there are still questions and issues that need to be worked through in terms of land uses, access, the future development lot and implications for the orientation and presentation of the development. This extends to how lots are serviced.
- Whilst there is a broad masterplan there are still questions regarding the status and processes surrounding this. The Panel still seek clarification as to how this development fits in with the Council's broader strategic framework for the civic precinct and expect this to be addressed in the Council's assessment report.
- The Panel understands that there has been progress in relation to the MOU and owner's consent.
- Detailed assessment and review is ongoing in relation to stormwater, sewer / civil works, acoustic, heritage, car parking and traffic (including historical consents that may be impacted).

Planning Panels Secretariat

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- Council need to review the heritage assessment in the relation to the acoustic report and the need for acoustic walls and have a position in relation to visual impacts.
- Renotification complete.
- Council have sent new TNSW & ARTC referrals. The vehicular access point off Bridge Street will need detailed consideration as to its appropriateness.

The Panel considers that the DA should be able to be determined by February 2021. In this respect a further briefing of the Panel is considered warranted in late October / early November to update the Panel in relation to progress and Council's position regarding the matters discussed at this briefing. A determination timeframe will be scheduled at the next briefing.

TENTATIVE DETERMINATION DATE: TBA