

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 November 2021, 3:35pm and 4:05pm
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 and Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	Kellie Scholes and Rod Scholes

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Hamish McTaggart, Anup Halder, Peter Chambers and Sharon Pope
DEPARTMENT STAFF	Leanne Harris and Lisa Foley

KEY ISSUES DISCUSSED

- Applicant returned a substantial package of revised plans and information in August and the Council has issued a further RFI in October 2021.
- Council advises the following are still to be resolved:
 - Final landowner consent from Uniting Church
 - Adjustment of development site/landowner consent due to changes to vehicle access for the development. The applicant is the owner of all land concerned.
 - Vehicle access/servicing requirements for proposed Lot 2.
 - Further consideration of the visual and heritage impacts of the proposed acoustic wall.
 - Acoustic Report Details
- Comments have been received from external referral agencies and these are generally supportive with conditions
- Council is still working through its assessment of parking and access and stormwater design
- Applicant is intending to undertake a parallel process for part of the stormwater works (development without consent) and Council has recommended legal advice be obtained to inform the scope of works for these and how they relate to the current DA.

- The assessment report has commenced.
- The Panel see the benefit of a further briefing to step through the plans in detail prior to the determination meeting and will aim to do this on site early in the new year.
- Council and Panel would like to aim for a February 2022 determination.

TENTATIVE DETERMINATION DATE SCHEDULED FOR FEBRUARY 2022

Planning Panels Secretariat

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