

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 20 January 2022, 12.00pm and closing time
<b>LOCATION</b>	Council Office Muswellbrook

## BRIEFING MATTER(S)

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

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Sandra Hutton, Juliet Grant
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Kellie Scholes

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Hamish McTaggart, Sharon Pope, Peter Chambers
<b>DEPARTMENT</b>	Leanne Harris

## KEY ISSUES DISCUSSED

- Council is assessing the revised package of plans and information in response to the previous Panel briefings.
- It is noted that the applicant has changed and is now Muswellbrook Council.
- Detailed engineering comments indicate key concerns remain:
  1. Access to proposed lot 2 (subdivision plan) has still not been satisfactorily addressed. The Panel's position is that no lots will be created without appropriate access. Notwithstanding the suggested pocket park/ public square, proposed Lot 2 is shown as a development lot and therefore must be serviced (waste, car parking etc) with appropriate accessed arrangements. Access off Bridge Street will not be supported. The subdivision can be removed from the DA package, however given this is a civic project the Panel will still need to consider the need for the development to demonstrate a street address and activation. The current design and orientation of the development do not readily facilitate this outcome.
  2. The applicant's response to the RFI in relation to drainage and the actual scope of works is still inadequate to enable proper assessment of the application to progress
  3. Bus circulation / route and car parking are still problematic. There remains unresolved issues related to car parking proposed, anticipated car parking demand related to events hosted by the facility and the management of event parking. How car parking currently required by either existing consents and/or uses is being addressed has also yet to be clarified and needs to be properly documented and assessed.

4. The scope of the development needs to be resolved. It is understood that advice has been provided on a number of occasions that the applicant is adjusting the DA to exclude infrastructure works that can be carried as '*development permitted without consent*'. The DA must be clear in terms of which works are included. If the applicant intends to rely on '*development permitted without consent*' being carried out to relocate Council stormwater infrastructure to facilitate the proposed development – as these works are directly related to this DA – the Panel needs to understand the nature of the works and the potential environmental impact of these works. This needs to be properly documented or a Part 5 approval in place for the work in order for the Panel to consider and determine this development application. The design strategy for the stormwater realignment work is not sufficiently advanced to give the Panel confidence that the required Part 5 Approval will be obtained within the timeline required to inform the determination of this application.
  5. Impacts due to level differences / retaining wall heights fronting ARTC land and possible impacts on car parking remain.
  6. Other engineering matters including accessible paths, internal stormwater drainage and street frontage treatments are still outstanding.
- Given the age of the DA the Panel wants to proceed to determination as soon as possible.
  - Whilst the Panel are supportive of the community benefits of a proposal of this type, the Panel remain concerned that in this instance the broader master-planning for a project of this nature is missing and that the application was lodged prematurely.
  - Based on the above comments the Panel considers that in the absence of a possible redesign the outstanding concerns are unlikely to be able to be resolved in a reasonable timeframe.
  - The Panel requests the applicant consider withdrawal of the application.
  - Alternatively the Panel will require Council assessment officers to bring forward a report based on the information currently available for determination.

#### **TENTATIVE DETERMINATION DATE SCHEDULED FOR APRIL/MAY 2022**