

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 18 August 2021, 3.00pm and 4.00pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-82 – Muswellbrook – DA 2021/55 - 32-36 Glen Munro Road, Muswellbrook - Waste transfer station

PANEL MEMBERS

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

OTHER ATTENDEES

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

KEY ISSUES DISCUSSED

- Preliminary overview of the DA – Council only in the early stages of assessment
- Site is part of an existing industrial area
- No submissions following public consultation
- EPA requires further technical clarification on some aspects of the development
- Council will need to address compliance with the SEARs as part of the assessment
- Council raised a potential issue in respect of road haulage charges and possible offer of a VPA
- The site adjoins land zoned E3 and there is an adjacent Council owned drainage facility

PANEL ADVICE

The Council's policy position needs to be clarified in respect of the road haulage and this needs to be communicated to the Applicant as soon as possible. If a VPA is being proposed this must be sufficiently progressed in terms of a formal offer and Council's formal acceptance of this offer for the Panel to be able to deal with it.

The interface and transition with the adjoining E3 land needs to be considered, particularly with the current plans that show buildings built to the boundaries. An understanding of permissible uses in the E3 zone is also required.

Planning Panels Secretariat

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Fencing, design, landscaping, DCP controls and access to the Council owned stormwater need to be clarified and assessed. The Council should consider the surrounding land uses and previous approvals as part of its assessment process.

The Panel expects the plans to clearly show RLs, floor levels and heights relative to ground level so that impacts can be accurately assessed and should include relationship to adjoining development. This will require amendment to the plans.

The Panel understands that the Council will complete its preliminary assessment and issue any necessary RFI. The Panel expects the DA be dealt with as efficiently as possible. It is important the Council establishes a position quickly in relation to the road haulage matter.

The Panel considers that there may be merit in an Applicant briefing and will consider this further after the response to any Council RFI. A further update briefing will be discussed with Council around the end of September / early October.

TENTATIVE DETERMINATION DATE SCHEDULED FOR:TBA