

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 November 2021, 2:15pm and 3:20pm
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 and Rod Scholes
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Hamish McTaggart, Anup Halder, Peter Chambers and Sharon Pope
DEPARTMENT STAFF	Leanne Harris and Lisa Foley
APPLICANT REPRESENTATIVES	Ray Nielsen, Kevin Daly, Amanda Weston and Phil Towler

COUNCIL BRIEFING - KEY ISSUES DISCUSSED

- The applicant lodged a reasonably comprehensive package of information (11th Nov) in response to Council's RFI
- Council noted that there has been one submission in relation to the exhibition of the DA – this was a late submission and more related to a Council DA for its own waste management facility.
- Agency consultation has concluded and GTAs have been issued by the EPA.
- Council is still to provide final traffic information to the applicant regarding intersection works and this should be finalised soon.
- It was noted that the applicant is supportive of a per tonne monetary contribution for road maintenance works. The mechanism for this, such as a VPA needs to be formalised and endorsed by the Council and there is a need for Council Officers to work with the applicant to progress so this is undertaken correctly and in a timely manner.
- A visual impact assessment has been provided.
- Council is still assessing updated information related to access to the Council's drainage reserve and stormwater details.

- Given the Local Government elections and need for Council sign-off on a VPA Council can aim for a mid March determination

APPLICANT BRIEFING – FROM 2:30PM - KEY ISSUES DISCUSSED

- The Panel confirmed that they would do a site visit prior to a determination meeting
- The applicant provided an overview of their updated plans and documentation
- The Panel questioned the height of the walls on the boundary and the relationship with the adjoining land. The applicant discussed security and waste management practices, dust and acoustic management.
- The Panel expects specific details in relation to proposed colours and materials for the walls / buildings and this to be dealt with as part of the visual assessment for the proposal.
- The Panel strongly encourages revised landscaping with the use of some canopy vegetation particularly in the front entry and car parking areas.
- The applicant intends to supply the final complete package to Council prior to Christmas.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR MID MARCH 2022

Planning Panels Secretariat

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