

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 20 January 2022, 11.00am and closing time 12 noon Site inspection undertaken before briefing
LOCATION	Council Office Muswellbrook

BRIEFING MATTER(S)

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	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEE

COUNCIL ASSESSMENT STAFF	Hamish McTaggart, Sharon Pope, Peter Chambers
DEPARTMENT	Leanne Harris

KEY ISSUES DISCUSSED

- The Panel viewed the site.
- An engineering package from the applicant has been received and is being reviewed
- A letter of offer to enter into a VPA has been made to Council (11 cents per tonne which is consistent with previous approaches). This will be reported to Council 1st Feb for endorsement of the contribution amount offered.
- Applicant's Traffic Impact Assessment concludes no impact. Council considers shoulder widening works will likely be required. The Panel requires Council consider and assess safety impacts. Council to request a road safety audit.
- DA should be considered by Council's Traffic Committee (likely requirements eg signs, geometry, speed zones etc)
- Main transport route to be designated as Thomas Mitchell Drive
- Overland flow and drainage. Existing V drain and 1050mm pipe – proposed buildings are clear of these but hard stand areas proposed. The pipe is being protected and retained. The V drain is to be removed and relocated to accommodate a new overland flow path. Works are proposed within an existing 20m wide easement. Council need to be satisfied with the physical works in the easement and the proposed retaining wall location. Council need to consider these works holistically and whether the overland flow path relocation will remain functional.
- The Panel expects detailed cross sections for the works proposed.

- Works on Council land – minor earthworks. These works need to be documented and potential impacts considered as part of this DA. Council need to assess and be satisfied regarding works on their land.
- Council are to respond to the applicant's package. The Panel expects the applicant to be given a tight timeframe and Council's final request to be very specific so that engineering matters can be resolved as a matter of priority.
- Interface issues – the Panel wants to understand the status of the land next door as part of the assessment report. This needs to be specifically addressed in the Council's assessment report.
- The Panel requires further merit consideration of 11m high wall in the existing easement and on boundaries.
- Better landscaping is needed including canopy tree/s. Landscape plans contradict services plan (booster). Panel requires consideration of increased setbacks to accommodate a better landscaped outcome.
- Panel still want to aim for a mid-March determination timeframe.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2022

Planning Panels Secretariat

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