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| **COUNCIL MEMORANDUM**  HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL | |

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| PANEL REFERENCE & DA NUMBER | PPSHCC-82  DA 2021/55 |
| PROPOSAL | Waste Transfer Station |
| ADDRESS | Lot 10 DP 1131270  32 – 36 Glen Munro Road, Muswellbrook |
| AUTHOR | Hamish McTaggart –Development Coordinator |
| DATE | 1 August 2022 |
| SUBJECT | Recommended Conditions of Consent |

This memorandum has been prepared to assist the panel in their deliberations determining DA 2021/55 (PPSHCC-82).

Following the 29 July 2022 Panel Determination Briefings Council Officers have taken into consideration matters discussed at the Briefing and commentary put forward by the Panel in relation to the recommended conditions of consent. After considering this commentary Council Officers have revisited the recommended conditions put forward and now put forward the recommended conditions attached.

Key amendments included in the updated recommended conditions have been briefly described below:

**Planning Agreement Conditions –** the recommended conditions have been adjusted to require all Planning Agreements to be entered into prior to the issue of a Construction Certificate.

**Northern Fence alignment** – a recommended condition has been put forward to require the northern compound fence location to be adjusted and realigned to be a minimum of an additional 0.5m from that adjoining boundary. Related plans are to be submitted and approved prior to the issue of a Construction Certificate.

**Landscaping –** a recommended condition of consent has been put forward to require an updated landscape plan prior to the issue of a Construction Certificate that includes additional landscaping adjacent the adjusted northern boundary fence setback.

**Materials and Colour Scheme Detail –** a recommended condition has been put forward for a detailed material and colour scheme schedule to be provided and approved by Council prior to the issue of a Construction Certificate the plan is to be generally in accordance with the material and colour scheme detail and information included in the development application.

**Construction Traffic Management Plan –** a recommended condition of consent has been included requiring the submission and approval of a Construction Management Plan. This recommended condition has been modelled on conditions used by the Panel when determining other development applications within the Muswellbrook LGA, while being adjusted to account for the traffic scenario relevant to this application.

**Zone of Influence –** this recommended condition has been put forward to ensure that the footings of the new northern boundary fence location are designed to have regard to the location of Council’s adjoining stormwater infrastructure and to ensure any structural loading on this infrastructure is managed through the development design.

**Material storage** – an additional condition has been recommended to make clear that all waste and recycle materials are not to be stored outside the designated material storage areas.