

Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-99 – DA 2021/129 - 1949 Martindale Road, Martindale
APPLICANT / OWNER	Greyhound Racing New South Wales
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State and Regional Development SEPP, SEPP 55 – Remediation of Land, Infrastructure SEPP, Draft Design and Place SEPP, Draft Environment SEPP, Draft Remediation of Land SEPP, Muswellbrook LEP 2009
CIV	\$33,338,800 (excluding GST)
MEETING DATE	8 December 2021

ATTENDEES

APPLICANT	Wayne Billet Alicia Fuller Sharon Andronicos Stephen Kerr Belinda Barrie James Marrinan Olivier Gaussen Julia Knight	GRNSW GRNSW GRNSW Executive Director - GYDE Associate - GYDE Senior Designer - Tzannes Director - Stantec Acoustic Engineer - Stantec
PANEL CHAIR	Alison McCabe	
COUNCIL OFFICER	Hamish McTaggart	
CASE MANAGER	Leanne Harris	
RSDA TEAM	Carolyn Hunt and Lisa Foley	

OTHER ATTENDEES

PANEL MEMBERS	Sandra Hutton, Stephen Leathley and Kellie Scholes
COUNCIL STAFF	Sharon Pope

ISSUES LIST

- Introductions
- Applicant summary
 - Proposal outlined as animal breeding and boarding facility – for veterinary and behavioural rehabilitation care - kennels (20 blocks each containing 20 kennels), veterinary and support services, training area, site manager house, staff cottage, on-site sewerage treatment and plumbing works, associated landscaping
 - Facility for up to 400 dogs, with proposed rehoming program (with long-term training program to transition to pets) – not for racing
 - Site overview – agricultural land use (former stud farm)
 - Internal roads
 - Bushfire prone land – considered in the location of buildings / kennels
 - Key design drivers – acoustic and visual, solar access, prevailing winds (heating and cooling), landscaping and biodiversity, sustainable future (rainwater, waste management, energy)
 - Visual impact considered in the design and choice of materials
 - Kennel design is based on acoustic (and noise) impacts of the development - orientated NE, rammed earth walls, roof design, sit within the landscape
 - Kennels located outside of APZ and flood zone
 - Traffic impacts considered – previous use of site as a horse stud. Larger scale deliveries to minimise traffic, with daily staff attendance
 - Formal RFI yet to be received, including response to submissions
 - NPWS – comments have been received. Ecologists engaged to address concerns
 - Community engagement undertaken prior to DA being lodged – report accompanies the DA
 - Private facility with no public access
- Council summary
 - Preliminary lodgement meetings undertaken
 - Submissions to be sent to applicant (currently approx. 631, with approximately 20 unique submissions)
 - Initial review undertaken noting traffic (narrow road), suitability of onsite sewerage management system, water usage and operational requirements, water supply for neighbouring properties, amenity issues (noise, odour, etc), impacts on National Park
 - Land is zoned RU1 Primary Production - development is permissible within the RU1 zone – animal boarding and training establishment

Council is yet to undertake its full assessment of the application. This record is not a final list of the issues they will need to be considered in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore further comments will not be limited to the detail contained below.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel seek to have any procedural matters dealt with early in the process – i.e. Crown Road closure – needs to be addressed if required.
- Traffic on local road network.
- Location of development in relation to the internal roads to be confirmed and if land owner's consent is required from Crown Lands (if Crown Roads).
- Site selection in relation to acoustics/odour/operations relative to neighbouring properties and natural hazards.
- Internal access and clarification of any works required for creek crossings.

- Location of development in relation to internal watercourses located on the site and if additional approvals are required.
- Access during flood events.

REFERRALS REQUIRED

Internal

- Internal referrals underway

External

NPWS – comments received and questions

Blue Mountains Advisory Committee – submission received

RFS – some standard comments – not legislated

Wonnarua LALC - not yet received

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued. High level overview to be given to Applicant by end of December.

TENTATIVE PANEL BRIEFING DATE:

Panel likely to do a listening exercise (Feb / March). Panel may inspect neighbouring properties. Another applicant briefing may be required. Deal with procedural issues early ie Crown Roads

TENTATIVE PANEL DETERMINATION DATE: April 2021

DA LODGED: 18/10/2021