

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 November 2022, 11:35am and 1.05pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-99 – Muswellbrook – DA 2021/129 - 1949 Martindale Road, Martindale - Animal Boarding and Training Establishment

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Stephen Leathley, Kellie Scholes and Granville Taylor
APOLOGIES	None
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Hamish McTaggart and Peter Chambers Alex Rees – acoustic consultant
DEPARTMENT STAFF	Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Overview of progress to date, including re-notification
- Submissions – total of 27 unique submissions, with 681 form letters
- Noise – peer review undertaken
 - Consideration given to noise assessment prepared by submitters
 - Noise Policy for Industry utilised, noting that the local government guidelines refer to residential development noise and compliance issues
 - Very quiet location, with background noise level considered to be approximately 5dBA below policy recommended minimum background noise level of 35dBA
 - Noise from traffic movements, plant and equipment calculated as being minimal and to be included in amended report
 - Methodology (worst case scenario) and recommendations supported by peer review
- Flooding – proposed management plan controls are not supported by Council's engineers
 - Concern around access during rapidly rising flood events, isolation, poor decision-making probability
 - Minimum standard outlined – installation of pedestrian bridge over river and advanced early warning system
 - Applicant proposal for helipad to be considered in conjunction with operation strategy
- Request for further information sent mid-October
- Road improvement works including monetary contribution in lieu of works

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- Access via Crown Land – Landowner’s consent required for proposed intersection works and confirmation of road standard if land is to be transferred to Council
- Permissibility – applicant to provide confirmation of development in accordance with definition, including commercial component of the operation
- Wastewater – proposed management considered adequate

Panel comments -

- Clarification of assessment comparison considerations, in relation to behavioural elements of the greyhound breed, and qualifications and experience of handlers to be outlined in report
- Final RFI to be provided to applicant outlining all outstanding matters, including:
 - Landowner’s consent
 - Road work standard
 - Flood response, noting that shelter on site is not supported
 - Suitability of the site for the development.
- Timeframe for response is to be included in RFI.
- Council to prepare assessment report.

TENTATIVE DETERMINATION DATE SCHEDULED FOR – December 2022 / February 2023

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