

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 4 November 2020, from 9:35am to 10:45am
LOCATION	Videoconference

BRIEFING MATTER

PPS-2013HCC016 – Lake Macquarie City Council – DA/1284/2013 - 9A, 69 and 82 Myall Road, Cardiff - Create 66 residential lots, 3 super lots and 2 residue lots for conservation purposes

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant and Jason Pauling
APOLOGIES	Scott Anson
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Pavitt, Sarah Warner, Amy Regado
APPLICANT	Sophie Butcher – Elton Consulting, Gaven Taing – Landcom, Kemal Hughes – Landcom, Phil Conacher – Conacher Consulting and Jake McManis
DEPARTMENT	Leanne Harris, Case Manager

KEY ISSUES DISCUSSED

- Landcom provided a brief overview of their role and most recent investigations including mine subsidence (pot holes) traffic and ecology
- Council provided an overview of the Statutory planning framework. Several EPIs have been superseded since DA lodged in 2013 – will need to look at savings provisions and be sure of which standards apply
- Council to prepare a comprehensive memo to assist the Panel regarding the planning pathway and the environmental legislation under which the application is being assessed. The assessment needs to outline the Policy framework changes that have happened over time and have regard to the new / current provisions to ensure any assessment conclusions are similar.
- Department to ensure Panel to have current versions of all documents
- Previous assessment done under SEPP 44 – the site was not identified as core koala habitat and Council's view is that this is unlikely to have changed. Consideration needs to be given to the new Koala SEPP notwithstanding the savings provisions.
- Landcom has a back-up plan if BCT won't take on permanent land management role. In the event the application is recommended for consent, any conditions will need to have some flexibility, but ensure that the ecological outcomes of the development are acceptable and provides for certainty.

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- The Council is intending on constructing the intersection in 2021. This need to be clearly outlined in the assessment and the Panel needs to be satisfied that the environmental impacts of the total development are assessed and acceptable
- Bushfire/APZ issues need to be carefully considered in the assessment and the Panel is to be provided with details of the impacts on the lots and future development outcomes.
- 31 submissions in 2013; 7 submissions in 2018
- Will require a public teleconference for determination; should not be too close to Christmas

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