

## RECORD OF BRIEFING MEETING

### HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL

#### MEETING DETAILS

<b>MEETING DATE / TIME</b>	Thursday, 30 November 2017 – 11:30 am to 12 pm
<b>LOCATION</b>	Travelodge Newcastle, 12 Steel St, Newcastle

#### BRIEFING MATTER(S)

##### 2017HCC028 – Cessnock – DA 8/2017/459

Ruby Street Bellbird

Torrens Subdivision (612 Residential Lots)

Phased Subdivision involving the creation of 612 Residential Lots, 1 Drainage Lot, 1 Infrastructure Lot and 1 Residue Lot

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Jason Perica, Kara Krason, Michael Leavey, Mark Lyons, Anne Sander
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Bob Pynsent

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Janine McCarthy- Development Services Manager Peter McCallum- Council's Consultant Development Engineer Holly Taylor- Senior Planning Assessment Officer
<b>OTHER</b>	None

#### KEY ISSUES DISCUSSED

- Background
- SIC/State VPA
- Planning proposal / zoning
- Ecological Issues
- Section 94 Contributions
- Lot sizes (450-1071 sqm)
- Earthworks
- Nominated integrations / dewatering / bushfire
- 2 submissions
- Proposed local voluntary planning agreement (VPA): Council not agreeable to S94 Plan

- Internal referrals and various issues
- External referrals (DPI Water, Rural fire Service) – awaiting RMS
- Need to consider road widths
- Appears to lack of local open space for large number of lots
- Traffic analysis needed

**TENTATIVE PANEL MEETING DATE: TBC**