

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 3 April 2017 – 10:45am and 11.55am
LOCATION	Lake Macquarie City Council

BRIEFING MATTER(S)

2017HCC030 – Lake Macquarie City Council – DA/1556/2017 – 236-288 Rhondda Road Wakefield and 102 Miller Road Wakefield – Driver Training Centre

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Chair), Kara Krason (Teleconference), Clare Brown (Teleconference) and Jason Pauling
APOLOGIES	
DECLARATIONS OF INTEREST	<p>Justin Hamilton - advised that he cannot attend this session of the Panel Meeting and has declared a conflict of interest in this project as he is the Architect for it.</p> <p>Scott Anson - Recently commenced a new role within the Department of Planning & Environment Division of Resource and Geosciences. Current role involves coordination with coal and mineral mining companies operating within NSW. The current owner of the subject land is a mining company.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amy Regado, Elizabeth Lambert, Fiona Stewart, Kirra Williams and Justin Day
OTHER	Mellissa Felipe (Panels Secretariat)

KEY ISSUES DISCUSSED

- Update on Deferral Matters (General)
 - Applicant has supplied noise and operational management plan
 - More information provided to the panel for patron and vehicle trips.
 - Matter has been re-exhibited. Submissions from the same people and no new issues raised.
- Lower Hunter Freight Corridor / Transport for NSW
 - TfNSW has advised Council that they will consult with the community, Lake Macquarie Council and Newcastle Council on options for the location of the proposed freight corridor in the future.
 - Letter provided to council from Transport for NSW following their meeting on 28 March 2019.
 - Status of the quarry to the east (metro mix)
 - TfNSW confirmed there is no legal requirement for the consideration the freight corridor as part of the current DA assessment

- Discussion on the option/ practicality of staged development as suggested by TfNSW, and possible requirement for the applicant to consult with Transport for NSW in the future
- Conservation Management Plan (CMP)
 - The CMP is a separate consideration to the development application, and should be a standalone document. The Panel notes the wording of the current plan is non-committal in some areas, using wording such as “should”, and the list of funded commitments is brief and general.

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- The CMP is a critical document for any development application that relies upon it for permissibility, and requires sufficient detail and commitments to satisfy the requirements of clause 5.10(10) of Lake Macquarie LEP 2014.
- The Panel discussed the extent of detail and conservation initiatives in the CMP, the levels of certainty on the list of commitments (including ongoing management and operational details), as well as addressing the issue of and opportunities for general public access.
- Further details on an implementation program, together with reporting mechanisms and commitments was discussed.
- The Panel favours consideration of a CMP at a separate meetings, ahead of consideration of the development application, so there is certainty around the CMP’s adoption (if supported), prior to the development application being considered. Consideration of the CMP could be carried out by way of an electronic meeting, noting that a public meeting will be required for determination of the development application.
- On the basis of Council’s briefing on the updated CMP and the Panel’s review of the updated material to date, that the Panel will have questions in relation to the draft plan. Accordingly, it would be advisable for the two matters to be scheduled on different panel meeting dates.

TENTATIVE PANEL MEETING DATE: N/A