

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 13 December 2018 – 4:30pm - 5:30pm
LOCATION	Maitland No. 1 Sportsground, Odd & James Street Maitland

BRIEFING MATTER(S)

2018HCC032– Newcastle City Council – DA2018/00714 – 198 Lenaghans Drive Black Hill NSW 2322 – Two hundred lot Torrens title industrial subdivision

PANEL MEMBERS

IN ATTENDANCE	Kara Krason (Chair), Lindsay Fletcher & Cr Matthew Byrne
APOLOGIES	Jason Perica, Michael Leavey & John MacKenzie
DECLARATIONS OF INTEREST	Clare Brown – Urbis prepared the concept plan approval

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brian Cameron
OTHER	Tracey Webb

KEY ISSUES DISCUSSED

- Land and Environment Court appeal lodged by applicant. Ms Krason to inform Panel Chair Jason Perica to expect correspondence in this regard and to liaise with Council accordingly.
- Site is subject to a Part 3A concept plan approval
- Panel questioned when the approval was issued, whether it had been activated and whether it had lapsed. Council advised that approval was issued in 2013, no physical work undertaken to date and that they would investigate further.
- Council advised that Hunter Water Corporation consent required
- Densely vegetated site with significant clearing proposed
- Panel requested assessment report include detailed assessment and compliance schedule of the proposal's consistency against the approved concept plans including conditions of consent and statement of commitments. Assessment report to confirm consistency or advise whether modification required prior to the Panel being able to determine the development application.
- Part of site affected by recent underground mining activities and associated subsidence risk. Further desktop studies required on likelihood of subsidence from existing mine workings.
- NSW RFS and DPI responses remain outstanding
- Registered Aboriginal sites recorded on the land
- Flood modelling and water sensitive urban design modelling and stormwater quality controls not yet considered satisfactory by Council Officers
- Site potentially affected by the Fassifern to Hexham rail freight corridor

- Location and timing of the proposed traffic control signalised intersection and upgrades to John Renshaw drive require further assessment and certainty. Council and Transport for NSW to prepare a masterplan.
- Traffic impacts including need for cumulative impact assessment associated with other industrial developments in the area
- RMS object until a masterplan is prepared for the emerging Black Hill Precinct catalyst area as suggested under the GMMP that addresses the combined impacts of traffic generation and coordination of both developments in CC and NCC LGAs.
- State Infrastructure Contributions remain unknown and consent unable to be granted until the Secretary (DPE) has certified that satisfactory arrangements have been made
- **TENTATIVE PANEL MEETING DATE: N/A**