

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	25 September 2019, 2.15pm – 2.45pm
<b>LOCATION</b>	Port Stephens Council – 116 Adelaide Street, Raymond Terrace

**BRIEFING MATTER(S)**

2018HCC047 – Port Stephens Council – DA16-2018-434-1 – 3221 Pacific Highway Kings Hill and 35 Six Mile Road Kings Hill– Concept approval for residential subdivision and Stage 1 site preparation and clearing

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Michael Leavey (Chair), Stuart McDonald, Mark Grayson and Chris Doohan
<b>APOLOGIES</b>	Jason Perica, Kara Krason, Ryan Palmer and Paul LeMottee
<b>DECLARATIONS OF INTEREST</b>	Giacomo Arnott – Have received briefings as part of my duties as Port Stephens Councillor, from staff as well as from the proponent, at the Council building with all other Councillors.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Ryan Falkenmire, Rean Lourens
<b>OTHER</b>	

**KEY ISSUES DISCUSSED**

- Preliminary briefing as a number of issues remain outstanding, and additional information has been requested.
- Arrangements for infrastructure, and satisfaction of statutory requirements relating to infrastructure, will be a major consideration for this application, including requirements for state public infrastructure, public utility infrastructure and other specific requirements in Port Stephens LEP 2013. There is also no section 7.11 contributions plan in place for the release area.
- Outstanding comments and approvals from RMS, DPI-Fisheries, Hunter Water
- Outstanding issues with Hunter Water, requirements for a stormwater channel and impacts on wetlands and water supply need to be carefully considered and addressed.
- Additional information has been requested on public utility infrastructure, open space network details, additional ecological information, aboriginal cultural heritage impacts and drainage and engineering matters.
- Further assessment is required to determine whether there will be significant ecological impact, and therefore whether concurrence from BCD is required, and other ecological matters including impacts on koalas remains outstanding.
- A DCP should be in place prior to any concept approval and having regard to clause 6.3 of Port Stephens LEP 2013.
- Council's assessment should consider connection between the lands the subject of this application and other lands in the urban release area

- Some considerations (ie SEPP 55, aboriginal heritage impacts) appear to rely on the rezoning process to demonstrate these matters have been addressed, and/ or there is no impact, however sufficient information needs to be provided with this application to demonstrate that is the case.
- Important that any concept approval for the land set a clear and detailed framework for future subdivision and development of the land, including infrastructure and works required at each stage.
- A further briefing with the panel will be required once additional information has been provided, further assessment has been undertaken by Council and comments/ approvals provided from all referral agencies

**TENTATIVE PANEL MEETING DATE: TBC**