

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 June 2020
LOCATION	Via teleconference

BRIEFING MATTER**2018HCC047 – Port Stephens Council – DA 16-2018-772-1**

3221 Pacific Highway (LOT 41 DP 1037411 & LOT 4821 DP 852073)

Concept Development Application for Torrens title subdivision –1900 lots within 7 urban precincts including residential, 6 mixed use lots, 1 local centre, parks and school site and associated roadworks and infrastructure, and Stage 1 subdivision works for initial site preparation and vegetation clearing.

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair) and Sandra Hutton
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Juliet Grant, Ryan Palmer and Paul LeMottee

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Falkenmire and Rean Lourens
OTHER	N/A

KEY ISSUES DISCUSSED

- The applicant should provide a staging plan for the concept portion of the proposal.
- The Panel must be provided with details indicating that the VPA is acceptable to both Council and the applicant. It is understood that VPA can be executed post consent.
- Any proposed clearing should be clearly linked with the staging of the development.
- Council must also ensure that the site specific DCP was prepared in accordance with Clause 6.3 of the LEP. If so, Council must provide details on how the concept approval complies with the existing site specific DCP.
- Undertake a review of the recent LEC decisions relating to enabling infrastructure undertaken under Part 5 required for the development. This will inform how Council address the infrastructure works associated with the Pacific Highway intersection and Hunter Water drainage channel.
- An additional briefing will be required once all outstanding information has been received.
- Key items to assess for the concept component - lot yield, roads, linkages, suitable development form, infrastructure and open space requirements.

TENTATIVE PANEL MEETING DATE: September/October**Planning Panels Secretariat**

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