

## RECORD OF APPLICANT BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday, 3 August 2022, 9:30am and 10:30am
<b>LOCATION</b>	Via MS Teams videoconference

### BRIEFING MATTERS

**PPS-2019HCC021 – Lake Macquarie City Council – DA/2087/2018** - 10 & 10C Woodford Street, Cameron Park - Link Road North - 1063 Lot Residential Subdivision

**PPS-2019HCC006 – Newcastle City Council – DA2018/01351** - 144 Woodford Street Minmi - Demolition of dwelling, 962 lot subdivision including roads, open space, stormwater, utilities and bulk earthworks

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Chris Wilson, John Brockhoff, Peta Winney-Baartz (Newcastle LGA only), John Mackenzie (Newcastle LGA only) and Roberta Ryan (Lake Macquarie LGA only)
<b>APOLOGIES</b>	Jason Pauling (Lake Macquarie LGA only)
<b>DECLARATIONS OF INTEREST</b>	Sandra Hutton declared a conflict of interest as her employer, ADW Johnson, has been involved with these DAs. Juliet Grant has declared a conflict of interest as her employer, Gyde Consulting, is undertaking work for the applicant in relation to another site.

### OTHER ATTENDEES

<b>LAKE MACQUARIE CITY COUNCIL:</b>	Glen Mathews, David Pavitt and Amy Regado
<b>CITY OF NEWCASTLE COUNCIL:</b>	Brian Cameron, Priscilla Emmett and Steven Masia
<b>DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT:</b>	Leanne Harris, Jane Gibbs, Carolyn Hunt and Lisa Foley

### CONTEXT

- The Chair called for a combined briefing due to the connected nature of these two DAs, which function as a large subdivision that covers land in two Local Government Areas (LGAs).

## ISSUES DISCUSSED

- Transport
  - Correspondence received from TfNSW requires consideration in the assessment
  - TfNSW has an advisory role (not concurrence), however compliance with concept approval conditions requires TfNSW sign off and acceptance.
  - Contributions need to be proportionate to the proposed developments, with additional contributions/commitment for remaining portion of required infrastructure works to be identified
- Length of Assessment and Consistency
  - Applications submitted in 2018
  - Concern regarding date and relevance of supporting documentation given the lengthy assessment timeframe – consistency with legislation to be assessed
  - Requirement to work within the framework and limitations of Part 4 of the EP&A Act
- Timing
  - Additional information requested in March and only recently being provided, noting outstanding information in regard to earthworks (Lake Macquarie) – consideration to be given as to whether the application has been made correctly
  - Concern raised when nearby developments (ie. Eden Estate) progressing as applicant established working group to identify the required base modelling
- Importance of housing supply and delivery
  - Importance of sites recognised in Regional Plans for future residential development
- Other Issues
  - Biodiversity – updated assessment required as advised by Council
  - Mine subsidence to be reviewed
  - VPA for recreation area with Lake Macquarie – to be reviewed by Council
  - Broad urban design issues need to be worked through – consideration of steep sloping sites
  - Stormwater has now been removed from the M1 road reserve and to be directed through development site
  - Concept Approval – compliance with conditions and possible need for modification due to conflicting conditions
- The Panel is only able to consider the information that has been provided with the application. The position of TfNSW, will be a key matter for the Panel.

## NEXT STEPS

- Roundtable discussion to be held within the next month between Lake Macquarie Council, City of Newcastle, Transport for NSW, and Applicant facilitated by DPE.
- Pathway forward to be outlined and reported back to the Panel, noting if no pathway is agreed upon, the assessment reports are to be completed based on the information available at the time, with meeting to be scheduled no later than December 2022.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** December 2022

## Planning Panels Secretariat

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