

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 13 September 2022, 2pm and 3:45pm
LOCATION	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

IN ATTENDANCE	Alison McCabe (Chair), Chris Wilson, John Brockhoff, Peta Winney-Baartz (Newcastle LGA only), John Mackenzie (Newcastle LGA only) and Jason Pauling (Lake Macquarie LGA only)
APOLOGIES	Roberta Ryan (Lake Macquarie LGA only)
DECLARATIONS OF INTEREST	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

From 2pm:

DEPARTMENT OF PLANNING AND ENVIRONMENT:	Jane Gibbs, Carolyn Hunt and Lisa Foley
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FROM 2:15pm

LAKE MACQUARIE CITY COUNCIL:	Glen Mathews and Elizabeth Lambert
CITY OF NEWCASTLE COUNCIL:	Brian Cameron, Priscilla Emmett, Steven Masia and Michelle Bisson
TRANSPORT FOR NSW:	Damien Pfeiffer and Marg Johnston
APPLICANT REPRESENTATIVES:	David Rothwell, Bill Sarkis, Christina Renner, Alex Biscan, Jessica Bayley and Lincoln Gibbs

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

- Overview for briefing, update from last briefing and Panel's role in the briefing.
- Applicant briefing
 - Site had been identified as residential release area for 12 years, with development commenced on Stages 1 and 2.
 - Deemed refusal appeal discontinued in May 2021.
 - Significant studies and work undertaken to support application.
 - Response provided to Councils regarding RFIs, noting that some outstanding issues are being finalised.
 - Notation of Panel briefing on 03/08/22 and issues raised in relation to traffic.
 - Request for further modelling is not required, and note that consent/concurrence is not required by TfNSW.
 - Acknowledgement that upgrade works are required prior to the release of any lot.
 - Grampian style condition proposed as exact intersection details are not required at this stage.
 - Application is ready to be reported on.
- Transport for NSW (TfNSW)
 - Written position provided and background provided.
 - Applicant's request to proposed amendments has been considered.
 - Additional information required in regard to identify the required works due to modelling deficiencies.
 - Grampian style condition not considered applicable to proposal.
 - Integrated Transport Plan being undertaken by TfNSW.
 - Modelling undertaken by other developments may assist with additional information request
 - Willingness to work with all parties to activate their lands and to enable functional use of the network.
- Newcastle City Council (NCC) overview
 - Previous conditions and transport report from Court appeal not provided to NCC.
 - No assessment undertaken in relation to proposed Grampian condition as proposed works have not been identified through the modelling.
 - Assessment being undertaken of information provided noting the utilisation of the February 2021 report as updated April 2022 report has not been received.
 - Consideration of TfNSW advice in assessment of the application.
 - Submission period close with up to 12 submissions being received.
 - Meeting held with applicant, Subsidence Advisory and LMCC – written response outstanding
 - Discussion with LMCC to be undertaken in relation to works proposed in LMCC LGA to support NCC application.
- Lake Macquarie City Council (LMCC) overview
 - Traffic assessment to consider TfNSW response.
 - Unable to complete environmental assessment as all works are yet to be identified.
 - Additional information to be requested by Subsidence Advisory, noting offer to provide details prior to Subdivision Works Certificate.
 - Submissions provided on website.
 - Earthworks to be discussed further.

Planning Panels Secretariat

- VPA is outstanding – draft being reviewed and requires review by NCC.

GENERAL MATTERS DISCUSSED

- Panel will seek further legal advice re proposed condition.
- Mine subsidence implications need to be considered and assessed.
- Council's assessment of regional traffic impacts will rely on TfNSW advice.
- Environmental assessment will rely on certification, but Panel needs to understand potential impacts and implications arising from changes to policy and statutory framework since certification.

NEXT STEPS

- Additional information in relation to required works and any offsite impacts are to be provided to enable assessment of application.
- Panel to seek advice in relation to proposed Grampian style condition.
- Council be requested to prepare assessment reports.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: December 2022