

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, May 2020, open 9:30am close 11:05am
LOCATION	Via teleconference

BRIEFING MATTER

PPS-2019HCC009 – Cessnock – 8/2018/539/1 - 337 Black Hill Road Black Hill - Large Lot Industrial Subdivision involving the creation of 39 lots, Site Remediation, Earthworks, Two Signalised intersections and All Servicing Requirements

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Stephen Leathley and Robert Bisley
DECLARATIONS OF INTEREST	Sandra Hutton, Bob Pynsent and Anne Sander

OTHE ATTENDEES

COUNCIL ASSESSMENT STAFF	Janine Maher, Peter Giannopoulos
APPLICANT	Stephen Barr, Phil De Gail, Mark Griese
OTHER	Sharon Edwards and Angela Peterson (Minutes)

KEY ISSUES DISCUSSED

- The applicant provided a presentation to the Panel based on information previously furnished to the Panel. In the presentation the applicant:
 - Reinforced that the first stage of the development proposal is a 6 lot subdivision.
 - Stated that there is no need for the 6 super- lots to be serviced or provided with physical access
 - Advised that suitable information had been submitted to assess the traffic impacts of the development and that the upgrades proposed are adequate for the development proposed
 - Provided legal advice that states that the Panel can determine the application without the concurrence of TfNSW
 - Advised that micro simulation modelling being prepared by TfNSW will be available in August to better clarify the traffic implications for the area
- The Panel queried whether the applicant has seen the latest TfNSW letter and advised the applicant that they could request access to the advice letter addressed to CCC GM from TfNSW. Council advised that the applicant would need to apply for this information by making a GIPA application, as the letter was expressly provided for the information of the Panel
- The Panel recommended to the applicant to review the judgement in the NCC court case and ensure that the application addresses the matters raised in the judgement, notably:

- That there is sufficient information to address the broader traffic impacts of the development
- That the environmental assessment of off-site impacts is suitably addressed
- Other issues discussed:
 - Contamination on site – chicken farms - cells on site to contain waste materials for remediation works on site
 - Applicant advice was that easements can be used to access the lots with restrictions on titles to prevent sales on lots.
 - 12-13 year development – integrated development.
 - State VPA is executed and will be registered on the title.
- Council to provide comprehensive assessment report, addressing all issues discussed, including whether the initial 6 lot subdivision is an amendment to the application
- Matter is to be programmed for a determination meeting.