

Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-108 – DA2021/01515 – Maitland Rd, Newcastle
APPLICANT / OWNER	Transport for NSW / Department of Planning- Crown Lands
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	<p>Clause 5(a), Schedule 7 of the SRD SEPP: Private infrastructure and community facilities over \$5 million</p> <p>Clause 4, Schedule 7 of the SRD SEPP: Crown development over \$5 million</p>
KEY SEPP/LEP	SEPP 55 – Remediation of Land, SEPP (Coastal Management) 2018, SEPP (Infrastructure) 2007, SEPP (Koala Habitat Protection) 2021, SEPP (State and Regional Development) 2011, Newcastle LEP 2012
CIV	\$24,045,365.00 (excluding GST)
MEETING DATE	2 December 2021

ATTENDEES

APPLICANT	Andrew Thompson, Mathew Mate, Elle Hutchinson, Danielle Martin
PANEL	Alison McCabe (Chair), Juliet Grant and Sandra Hutton
COUNCIL OFFICER	Brian Cameron, Priscilla Emmett, Amy Ryan, Damian Jaeger, Olivia Magrath
CASE MANAGER	Leanne Harris
RSDA TEAM	Lisa Foley

ISSUES LIST

- Public exhibition is currently underway.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Hunter and Central Coast Regional Planning Panel and therefore further comments will not be limited to the detail contained within.

APPLICANT BRIEFING

- The applicant provided an overview of the overall project and background traffic issues.
- Project objectives for improved traffic management.
- 6km – additional lane in each direction, associated bridge, signal works and associated infrastructure.
- Part of a larger M1 Motorway extension.
- Project is fully funded.
- Specialist investigations undertaken (including a BDAR).
- Consultation since 2019 on various levels and progressive engagement over the project.
- Submissions report to be prepared late December – collective Ref and EIS process.
- TfNSW are aiming to have a submissions report late January and determination and sign-off of the REF in March by the Regional Director.
- Majority of proposal being considered under Part 5 – Panel not consent authority.

COUNCIL BRIEFING

- Part 4 application due to Coastal Management SEPP with a concurrent Part 5 project.
- Whole project 6 kms – REF for 95% of work whilst DA covers approx. 3.2 hectares.
- Probably affected by 4 different parts of the Coastal SEPP mapping.
- Whilst there is a separate REF / EIS some supporting documents cover both.
- Proposal is not traffic generating development.
- The DA has not been lodged as Integrated development.
- Council is approximately half-way through exhibition process – 3 phone inquiries, no written submissions to date.
- Parallel exhibition REF and EIS.
- Will need to remove some vegetation / mangroves from the Hunter River.
- Main requirements for the assessment will be environmental impacts, flooding.
- No formal pre DA, however Council has met with the applicant and commented on SEARs and Council is commenting on the REF.
- Exhibition finishes 14th December 2021.

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel wants clarity around zones – overlays required and early in the process.
- Applicant confirmed that all works are within the road reserve.

- Clarify the mapped areas in the SEPP and which coastal management areas apply.
- Council need to check the NPWS Plan of Management and relationship to SP2 land / DA.
- Aboriginal heritage – done as part of the EIS, site walkovers in conjunction with the land council, focus workshops, one small isolated artefact – in EIS area. AHIP will be applied for the one isolated find.
- It was noted that Council have not referred the DA to TfNSW as it is not traffic generating development. Consideration to be given as to whether other parts of TfNSW should be advised.
- Noting TfNSW suggested timeframe the Panel would seek to run the DA in parallel where possible.
- The Panel is to be provided with a detailed briefing once the submissions report on Part 5 application is signed off by TfNSW.
- The Panel would like an update from Council in early February regarding any RFIs and submissions.

REFERRALS REQUIRED

Internal

Environment, Assets and Traffic

External

Ausgrid

DA LODGED: 22/11/2021

RFI SUBMISSION DATE: Council is to advise the Planning Panels Secretariat within 7 days of an RFI being issued to the applicant.

TENTATIVE PANEL BRIEFING DATE – Feb TBC with Council

Exhibition dates: Closes 14 December 2021.

TENTATIVE PANEL DETERMINATION DATE April 2022 TBC