



## RECORD OF BRIEFING

### REVIEW PANEL OF THE HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

#### BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 25 July 2023, 2pm and 3:45pm
LOCATION	MS Teams videoconference

#### BRIEFING MATTERS

**PPSHCC-192 – Newcastle City Council – RE2023/00003** - 144 and 177 Woodford Street and 610 Minmi Rd, Minmi - Sec 8.2(1) Review of DA2018/01351 - Subdivision of Lot 4 DP 1230960, Lot 5 DP 1230960, Lot 4 DP1253716, Lot 48 DP 115128 and part Lot 1 DP1156243 into: 874 residential lots; 7 development lots for future residential development; 14 Local Centre Lots; 1 Neighbourhood Centre Lot; 2 Residue Lots; and 20 lots for road widening, public reserves and drainage reserves (proposed to be dedicated to Council) and including the amendment of DA2015/10393 pursuant to Section 4.17(1) of the Act to be 'Subdivision of Lot 2 in DP 1230960 and Lot 3 in DP1230960 into 292 lots, 7 super lots, 4 drainage reserves, 3 public reserves and 2 residual lots, plus associated roads, infrastructure, bulk earthworks, open space and signage.

**PPSHCC-172 – Lake Macquarie City Council – DA/2087/2018/REV** - 10 Woodford Street, Cameron Park - Link Road North - 1063 Lot Residential Subdivision

#### PANEL MEMBERS

IN ATTENDANCE	Paul Mitchell (Chair), Tony McNamara, Judy Clark, Christine Buckley (PPSHCC-172 only), Jason Dunn (PPSHCC-192 only) and John Tate (PPSHCC-192 only)
APOLOGIES	None
DECLARATIONS OF INTEREST	Alison McCabe (Chair), Chris Wilson, John Brockhoff, Peta Winney-Baartz, John Mackenzie, Roberta Ryan and Jason Pauling

#### OTHER ATTENDEES

LAKE MACQUARIE CITY COUNCIL ASSESSMENT STAFF	Jon Ford, David Pavitt, Glen Mathews and Amy Regado
NEWCASTLE CITY COUNCIL ASSESSMENT STAFF	Steven Masia and Priscilla Emmett
DEPARTMENT STAFF	Leanne Harris, Jade Hoskins, Ellen Mannix and Lisa Foley
APPLICANT REPRESENTATIVES (FROM 3:30PM)	Bill Sarkis, Christina Renna, Alex Biscan, Lincoln Gibbs and Jessica Bayley

## KEY ISSUES DISCUSSED

Update from both Councils in relation to the current status of the applications, outstanding issues and responsibilities.

### Biodiversity On Site Impacts:

- Two key species still being considered – scrub turpentine and koalas.
- Lake Macquarie - further information has /will be requested in relation to the 2020 Koala SEPP – further modelling and a plan of management may be necessary.
- Newcastle – clarification of the survey work and other matters required and an RFI will be issued.
- Councils will complete their assessment and make recommendations to the Panel regarding the significant impact test.

### Traffic:

- Newcastle will be seeking clarification from TfNSW on the modelling and reporting material on which they have relied upon for their conclusions and internal assessment is continuing.
- Lake Macquarie are still internally assessing the detail and technicalities given the various Roads Act responsibilities and authorities.
- Wording of the proposed TfNSW conditions A2 and A3 also to be clarified to ensure that these are tight and certain enough to achieve the desired outcomes.

### Grampion Style Condition:

- The Applicant has provided a Barrister's advice which has been circulated to the Councils
- Now that TfNSW have accepted that there is sufficient modelling and there is an agreed and specific approach to the delivery of works / contributions to address regional traffic impacts the Panel's is supportive of the Grampion style approach.

### Biodiversity and Environmental Off Site Impacts:

- Notwithstanding future and separate approvals may be required for some the proposed offsite works, the Panel maintains that the environmental / ecological impacts of known works (roadworks, utilities etc) is to be provided by the applicant for assessment by the Councils as there is a real and sufficient link to the required road network upgrades and the proposed development. The impact of the works as contemplated in the proposed TfNSW conditions need to be considered in the assessment.
- Both Councils will seek additional information to enable this assessment to be carried out.

### VPAs:

- The local Lake Macquarie VPA for recreation outcomes will be considered for endorsement by Council in late August.
- It is understood that the amendment to the State VPA is underway.

### Other:

- Newcastle - future traffic noise from road upgrades requires further information.
- Newcastle – engineering and extent of retaining in stages 37/39 still being worked through internally as land is being dedicated to Council.
- Newcastle - isolated lots have not been dealt with in accordance with the concept plan and the need for road frontage.

## Planning Panels Secretariat

- Number of submissions will require the Panel to hold a public determination meeting.
- RFIs to be issued within 2 to 3 weeks.
- Allowing the Applicant a month to respond the Panel will seek a further update briefing from the Councils in mid-September with a view to determination dates being set for November.

#### **JOINT PANEL / APPLICANT / COUNCIL BRIEFING**

- Overview of the outstanding issues and responsibilities.
- Panel advised that both Councils will be issuing a further / final RFI in two to three weeks.
- The Panel supports the Council's position in relation to these RFIs and expects the Applicant to respond fully and in a timely manner (approx. 1 month).
- The amendments to the State VPA need to be settled prior to determination of the application and the responsibility for this sits with the Applicant.
- Provided satisfactory information is received the Panel anticipates the assessments will be ready for determination by mid to late November.
- The Panel will reconvene if there are significant changes to this timetable for any reason.

#### **TENTATIVE DETERMINATION DATE SCHEDULED FOR NOVEMBER 2023**

#### **Planning Panels Secretariat**

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