

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 April 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC-279 – Port Stephens – DA 16-2023-477-1– 139 Italia Road, Balickera 2324 – Road Infrastructure – Upgrades to Italia Road and Pacific Highway Intersection

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara,
APOLOGIES	None
DECLARATIONS OF INTEREST	Giacomo Arnott and Ryan Palmer declared a conflict of duties in relation to this site given their roles as Councillor and Mayor with Port Stephens Council.

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	John Arnold, Adam Sneddon, Grant Wood, Roland Wong
COUNCIL ASSESSMENT STAFF:	Dylan Mitchell, Ryan Falkenmire
DEPARTMENT STAFF	Leanne Harris

COUNCIL BRIEFING:

- The application is being made by Boral acting on behalf of itself and two other quarries, which will all use the Italia Rd / Pacific Highway intersection (all SSD related projects with Boral currently operating and the other two under assessment).
- Overview of the location and inter-relation between the quarries.
- The right hand turn out of Italia Road is the critical issue. This DA proposes a left in /out turn only with works to lengthen the deceleration and acceleration lanes on the Highway.
- The works are supported in principle by TfNSW and Department of Planning.
- The Applicant's position is that the existing intersection is ok for the current small modification (interim application) proposed.
- The Council understands that there is a wider public benefit for the works.
- The works are permissible, hence the Part 4 pathway with a lack of support from TfNSW for Part 5.
- The works include removal of vegetation and a BDAR has been submitted.
- Comprehensive RFI to be issued. Council has already requested information in relation to the site compound, flooding and drainage aspects.
- TfNSW have requested some further information in relation to design specifics and questions regarding the traffic modelling.

Planning Panels Secretariat

- No physical change for light vehicles but may assist the overall operation of the intersection.

APPLICANT PRESENTATION:

- Overview of the proposed development and strategic work undertaken by the 3 quarries with TfNSW in principle support.
- Stages of the development including strategic design, DA design and detailed design (future WAD).
- Design / works entirely within the existing road reserve.
- Overview of the key intersection design components.
- Explanation of the 3 current SSD applications and the position that none of the quarries can become operational until the works are in place.
- Overview of the Boral interim application for continued operations which is not contingent upon the intersectional upgrades.
- Intersection performance under 3 scenarios.
- Overview of consultation undertaken to date and issues raised and potential responses.
- 12 public submissions received, and issues being considered.
- Response and further information being prepared for Council.

PANEL COMMENTS:

- The Panel is concerned that the DA is tied to quarries that don't have approval and noted that they cannot give any weight to these undetermined matters.
- The Panel will need to understand why the DA has been 'de-coupled' from the SSD project/s.
- The Panel will need to understand the issues raised in public consultation and the relationship, if any of the more distant quarries mentioned as well as any cumulative impacts.
- The Panel questioned the location and practicality of the intersection works.
- The Council were advised to ensure that Owner's consent covering all parcels had been provided.
- Control of right turn movements is potentially problematic for the Panel as this will be dealt with under the SSD applications.
- Fully detailed plans of the proposed retaining wall need to be included in the application – materials, heights (RIs) etc.
- The Panel will particularly want to understand the impacts on vegetation (tree removal and tree protection works) and koala habitat impacts.

The Panel will seek further briefings as required and noting the 12 submissions received will need to hold a public determination meeting once the Council's assessment of the DA is complete.