

## RECORD OF BRIEFING

### HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	17 March 2021, 2pm-3pm
<b>LOCATION</b>	Via teleconference

#### BRIEFING MATTER

**PPSHCC-48 – Lake Macquarie – DA/872/2020** - 62 Hillsborough Road, HILLSBOROUGH - Recreation Facility (Major) - Indoor Basketball Stadium

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Juliet Grant, Chris Wilson
<b>APOLOGIES</b>	Scott Anson and Jason Pauling
<b>DECLARATIONS OF INTEREST</b>	Sandra Hutton

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Anna Kleinmeulman, Development Planner Elizabeth Lambert, Manager Development Assessment and Certification Amy Regado, Chief Development Planner
<b>OTHER</b>	Lisa Foley, Planning Panels Secretariat Leanne Harris, Department Planning, Industry and Environment

#### KEY ISSUES DISCUSSED

- Previous briefing held 18 August 2020. Since this time, revised documents and information has been submitted which include:
  - Updated Arborist Report
  - Updated Bushfire Assessment Report
  - Traffic modelling undertaken on behalf of Transport for NSW
  - Updated Traffic Impact Assessment
  - Events Management Plan
  - Updated Civil, Architectural and Landscape Plans
  - Biodiversity Development Assessment Report
  - Owners consent – removal of trees within Hillsborough Public School grounds
  - General correspondence in relation to matters raised

- **Permissibility**
  - Stormwater basin and infrastructure is permitted on any land under SEPP (Infrastructure)
  - The APZ still encroaches on the E2 zoned land. Council are continuing to resolve this matter with the applicant.
- **Traffic and vehicle access**

Since the previous RPP briefing, Council have been working with Transport for NSW (TfNSW) to resolve appropriate access outcomes in and out of the site. Council are awaiting comments to be provided by TfNSW, which are expected before April.
- **Operational and event management**
  - A detailed operational management plan will be required detailing how the site will operate, including varying access arrangements at varying times.
  - A draft event management plan has been submitted. Further details will be required including:
    - Details on all sized events outside of everyday usage, including anticipated length of events (days) and operating hours.
    - Details on how parking within the surrounding street network is to be managed to reduce the impact on local residents and traffic flows, noting that many of the local streets lack the width to allow for parking on both sides as well as two lanes of through traffic.
    - Details of how pedestrians will be managed on route to the site, noting the desire lines for pedestrians who choose to park within the surrounding street network will likely flow down Brett Street and across to the site entry.
    - Details of how pedestrian safety will be maintained.
    - Detail of when the event traffic management plan will be triggered.
    - Details of the schedule and process for review of measures implemented.
    - Actual location and arrangements for potential event parking off site if proposed.
- **Ecology**
  - A BDAR has been provided and biodiversity offsets calculated.
  - Further review of the civil and engineering details are required to consider impact of edge effects into the E2 zone.
  - Any change to access points may require the BDAR to be reviewed.
- **Submissions**

The application was renotified from 13 January 2021 – 5 February 2021 and Council received significantly more submissions during the second exhibition.
- Prior to the application being reported for determination, a public briefing meeting with submitters is to organised.
- The matter will be reported at a public determination meeting.

**TENTATIVE PANEL MEETING DATE:** June/July 2021