

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 28 July 2021, 12:30pm and 1:15pm
LOCATION	Via MS Teams videoconference

BRIEFING MATTER

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

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Chris Wilson and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton and Jason Pauling

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Amy Regado and Elizabeth Lambert
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- The DA being over 12 months old and needing to be progressed
- The Council are still waiting on the applicant and there are requests for information outstanding
- The critical need for clarity over the traffic issues, the various reports, TfNSW's position and the Council's assessment and recommendations.
- The need for all documentation to be uploaded onto the Portal and a clear paper trail which the Panel and the community can understand.
- The RFS requirements necessitating a re-design which is yet to be submitted and which will require re-exhibition.
- Confirmation that the Application needs to include acoustic impacts for the proposed traffic splits, serious consideration as to operating hours and a sufficiently detailed Operational and Event Plan of Management. This needs to cover:
 - *how the site will operate, including varying access arrangements at varying times.*
 - *details on all sized events outside of everyday usage, including anticipated length of events (days) and operating hours.*
 - *availability of public transport options*
 - *analysis of the traffic and parking impacts on the amenity of the surrounding neighbourhood.*
 - *details of the extent of parking within the surrounding street network arising from the development and how it is to be managed to:*

- *minimise 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.*
- *identification of any proposed additional parking or traffic restrictions*
- *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.*
- The mix of on-street parking impacts and emergency vehicle access needs to be considered and addressed.
- Questions of site suitability need to be specifically considered and addressed in the assessment.
- Council and the applicant are to thoroughly respond to the issues raised during the various public consultation processes.
- The Panels notes that many of these matters were raised in the Panel's Record of Briefing of the 17 March 2021, and need to be addressed.

Actions:

The Panel advises that the Applicant should be given one further chance to compile all the necessary documentation to allow the assessment of the DA to be finalised. In this respect the Applicant is to be advised that all amended DA plans and supporting material is to be supplied to Council by the end of August 2021. This timeframe will provide Council with sufficient time to re-exhibit the DA and complete its assessment to enable a determination prior to the end of 2021.

If the information is not forthcoming, Council is requested to report the DA on the basis of the information that it currently holds.

The Panel is to seek a briefing from TfNSW regarding their comments and position on the DA.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED PRIOR TO THE END OF 2021

Planning Panels Secretariat

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