

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 March 2022, 4pm and 5:15pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-95 - Newcastle – DA2021/01256 - 198 Lenaghans Drive, Black Hill - Subdivision - One (1) into 133 lots with roads and associated infrastructure

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Chris Wilson and John Brockhoff
APOLOGIES	Peta Winney-Baartz and John Mackenzie
DECLARATIONS OF INTEREST	Juliet Grant and Sandra Hutton

OTHER ATTENDEES

TRANSPORT NSW	Damien Pfeiffer and Marg Johnston
CITY OF NEWCASTLE COUNCIL	Brian Cameron, Priscilla Emmett, Amy Ryan, Damian Jaeger, Steven Masia, Edward Kenney and Olivia Magrath
DEPARTMENT OF PLANNING AND ENVIRONMENT	Leanne Harris, Carolyn Hunt, Jeremy Martin and Lisa Foley

KEY ISSUES DISCUSSED

- Background to briefing and application to date
 - Stage 1 has previously been approved, with Works Authorisation Deed (WAD) currently being processed as applicant has entered into a PSE fee for service arrangement with TfNSW
 - Adjoining site application (Cessnock) is currently before the court – 2 matters
 - Stages 2-7 (subject application) - DA lodged in September 2021 with sharing of model expected in January 2022 – delay with TfNSW, limited specialised consultant availability and inputs agreement). BHI and TfNSW have recently entered into a deed of agreement to share the traffic model.
- Model is anticipated it identify the scope, location and timing/trigger point of required works
- John Renshaw/Weakleys Drive intersection works required and possibility of consolidation with other required works to reduce impact on traffic during construction
- Model inputs are limited to clear and certain developments (ie. approved developments only) together with background growth
- Proposed fly over infrastructure funding is yet to be determined

- Completion of required infrastructure works may impact on the commencement of proposed and future development – there is likely to be a hold point until the infrastructure is in place with only limited capacity for development remaining.
- Timeframe for completion of model inputs for subject development is estimated at 1 month
- Application to consider environmental impacts of any off-site works
- The Panel as the consent authority need to consider the reasonableness of any infrastructure upgrades which may include the need for a voluntary planning agreement and/or apportionment.
- The Panel expect the DA to progress in a timely manner.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 06/07/2022