

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 18 <sup>th</sup> August 2020
<b>LOCATION</b>	Via teleconference

### BRIEFING MATTER

PPS-2017HCC049 – Newcastle City Council – DA2017/01338

33-57 Annie Street Wickham

Concept Proposal: Adaptive re-use of three existing Woolstore buildings and erection of two buildings for mixed-use residential and commercial and including stage 1, adaptive re-use of existing building as residential flat building.

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair) and Sandra Hutton
<b>APOLOGIES</b>	John MacKenzie and Jason Dunn
<b>DECLARATIONS OF INTEREST</b>	Juliet Grant

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Amy Ryan. Amanda Gale, Rajnesh Prakash, Roland Payne and Tracey Webb
<b>OTHER</b>	Lisa Foley from the planning panels secretariat

### KEY ISSUES DISCUSSED

- Zoned IN2 and lodged under the Heritage Provisions in the LEP for Adaptive Reuse.
- Permissibility issues and land use. Reliance on cl.5.10 is essentially changing permissibility of the site.
- Panel wanted Council to be certain that the DA satisfied Cl.5.10(10) 'permissibility criteria' (a) to (e). This needs to be included in the report.
- Location within Wickham – residential zonings on three boundaries and Caltex on the main fourth boundary.
- Concerns with the environmental issues associated with the site due to proximity of Caltex site, including site contamination, odour, spills and explosions.
- SEPP 33 – The Panel were informed that it has no statutory triggers. However, the DA has been referred to DPIE to provide input into hazard issues. It is noted that they have no statutory role in the assessment. External expertise may be required to provide advice on hazard issues.
- Proposal is Integrated Development due to mines. Referrals sought include EPA, Safework, DOP, TfNSW (traffic generating) & Ausgrid.
- Seven submissions received first round of notification and 4 submissions on second round. Caltex is a submitter.

### Planning Panels Secretariat

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- Amended plans submitted to provide distancing from Caltex site. There was also change in usage of Wickham Woolstore No.3 from residential to commercial.
- The Panel will need to understand whether the proposal is consistent with strategic direction for the site/Wickham area. This consideration should reference regional plans and LSPS.
- UDCG – Panel recommended amended plans be presented to the UDCG panel.
- Any use of this site needs to demonstrate how Caltex’s usage of their site can continue without unreasonable or unnecessary restriction.
- Remediation of the site, open space and public domain works and site auditor sign off- need to be clarified for completeness as part of Stage 1.
- Panel indicated peer review specialist input into key issues was required and suggested that it would be difficult for Panel to determine the merit of the DA without this.
- Panel has asked for this application to be reported for determination by the end of 2020. The DA may require a public meeting due to the submissions received.
- **TENTATIVE PANEL MEETING DATE: TBA**