

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 March 2022, 11.00am to 12 noon Site inspection undertaken in conjunction with the briefing
LOCATION	Newcastle City Council, 12 Stewart Avenue, Newcastle West

BRIEFING MATTER

PPSHCC-102 – Newcastle – DA2021/01459 - 924 Hunter St, Newcastle West - Dairy Farmers Corner - Shop top housing - including demolition of existing structures

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Acting Chair), Clare Brown, Susan Budd
APOLOGIES	John MacKenzie and Peta Winney-Baartz
DECLARATIONS OF INTEREST	Alison McCabe, Sandra Hutton and Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Damian Jaeger, Holly Hutchens, Brian Cameron and William Wang
DEPARTMENT	Leanne Harris

KEY ISSUES DISCUSSED

The Panel viewed the site and adjoining / adjacent properties from Hunter Street, Railway Street and Tighe Street frontages.

The Panel noted the comprehensive briefing report prepared by the Council and is aware that several matters are yet to be resolved and supports Council's request for information.

Of key concern to the Panel is the TfNSW position and comments in respect of the development, specifically in relation to the possible extension of the Newcastle Light Rail system. The Panel understands that TfNSW are still investigating options for the route to be extended westward which will potentially impact the current DA. In order to ensure the application progresses in a timely manner, TfNSW are to be advised that the Panel expects a response to the Council's referral within 30 days of the date of this briefing. The Panel may also seek to receive a further briefing from TfNSW given the importance of this issue. DPE is to assist Council with this matter.

The Panel notes that TfNSW's decision in relation to possible light rail extension routes will additionally impact on traffic and access aspects of the proposal –particularly in relation to the intersections of Railway/Tighe and Railway/Hunter/Tudor Streets plus Railway Street generally.

The Panel confirms that contamination investigations are a threshold matter for the consent authority and must be satisfactorily resolved prior to an assessment report being submitted to the Panel.

Other key matters discussed included:

- Width and suitability of Tighe Street
- The proposal being generally supported by Council's Design Review Panel
- Recent comments from Council's Heritage Advisor
- Waste Management arrangements
- The need for the DA assessment to include consideration of the evolving traffic and transport situation in Newcastle West with the scale of redevelopment occurring in this locality.
- Surrounding development approvals and site context

The Panel notes that one submission was received and that following this collective site inspection the Panel will determine the matter electronically.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MONDAY, 27 JUNE 2022