

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 25 October 2023, 9:00am – 10:00am
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

- PPSHCC-246 – Newcastle – DA2022/01269 – 35 Cameron Street, Broadmeadow – Broadmeadow Locomotive Subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Peta Winney-Baartz, John MacKenzie
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Alaine Roff, Rosie Sutcliffe, John Dwyer; James Belford, Adnan Voloder
COUNCIL ASSESSMENT STAFF:	Ethan Whiteman and Amy Regado
DEPARTMENT STAFF	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED

COUNCIL:

- This a Crown DA made on behalf of TfNSW / TAHE
- The site is in the Broadmeadow Locomotive Depot Precinct
- The existing lot is separated by a State Heritage item.
- The DA proposes a procedural subdivision to create two new lots with one containing the operational rail land and the other land surplus to operational requirements (referred to as inactive land).
- The site is identified in the Hunter Regional Plan 2041 (HRP) and forms part of the Regionally Significant Growth Area. HRP requires a Place Strategy to be prepared.
- Council have twice requested the application be withdrawn as they are concerned that this subdivision may pre-empt outcomes of the Place Strategy work currently being finalised.
- 59 submissions received so there is significant community interest with the primary issue of concern being the heritage significance of the site.
- There is currently no Conservation Management Plan (CMP) for the State item.
- GTAs have been received from Heritage NSW. These require a CMP to be in place prior to registration of the subdivision.

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APPLICANT:

- Overview of the site and proposal.
- Intention is to legally separate the active / inactive land on the site.
- The existing arrangement is considered an anomaly.
- No physical works or changes to the lot boundaries are proposed ____ the subdivision is administrative only.
- History of the application to date including timelines and background to the Panel referral.
- Significant submissions which primarily raise issues in relation to the future development of the site.
- Overview of TAHE and ownership arrangements which remain unaffected by the current DA.
- The proposed subdivision will ensure clear boundary is established between operational and non-operational land.
- The DA is supported by a Statement of Heritage Impact and applicant is unaware of the GTAs and the need for a CMP.
- A broader CMP is currently underway which will look at boundaries and curtilages.

PANEL COMMENTS

- Given this is a Crown DA which has now been referred by the applicant the Panel must become the consent authority.
- The Panel understands the administrative nature of the subdivision.
- The Panel needs a clear understanding of NSW Heritage requirements and the relationships between the proposed subdivision and curtilage to the State listed item.
- The applicant is advised to review and consider the Heritage NSW GTAs.

The Panel will view the site and given the number of submissions will need to hold a public determination meeting. The Panel will seek further briefings if required and will look to schedule the matter for a meeting as soon as practical.

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