

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 10 March 2021, 3.22pm and 4.57pm Site inspection undertaken before briefing
LOCATION	Newcastle City Council, 12 Stewart Avenue, West Newcastle

BRIEFING MATTER

PPSHCC-55 - Newcastle – DA2020/00641 – 81 King Street Shortland – Richmond Vale Rail Trail

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton and Chris Wilson
APOLOGIES	John MacKenzie and Jason Dunn
DECLARATIONS OF INTEREST	Juliet Grant

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Damian Jaeger, Amy Ryan, Priscilla Emmett, Roland Payne, Michelle Bisson and Tracey Webb
DEPARTMENT OF PLANNING, INFRASTRUCTURE AND ENVIRONMENT	Carolyn Hunt and Lisa Foley
APPLICANT REPRESENTATIVES	Lisa King, Kirk Rowe, Kevin Moriarty, Peter Steele and Darren Green

KEY ISSUES DISCUSSED

- Development aims to provide linkages to outlying suburbs, including a diversion for cyclists that use the Hexham straight and south-west growth areas, with a goal to a future link to Lake Macquarie and Newcastle.
- The applicant spoke to the various links, the importance of the cycleway to the Newcastle LGA and regional links through to Kurri Kurri. The applicant confirmed that the Hunter Wetlands Centre link was not a formal part of the strategy, but considered to have been a good outcome/addition.
- Regional context plan required to understand how the development strategically links to existing and proposed cycleway networks and subdivisions.
- Provision of adequate car parking and facilities – need clarification and consideration of options and with safe access to road network. Needs more substantial car parking. Impacts on residential streets need to be understood. Where did car parking numbers come from/justification for calculation? Consideration of alternative locations is to be provided. Outline how parking is to be accommodated for the development.
- Applicant stated that parking would not require reversing into Woodford Street – this needs to be demonstrated.

Planning Panels Secretariat

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- Provision of adequate amenities and facilities (toilets/shelters, etc) – unable to rely on existing facilities. (Only one at Shortland proposed by the development – which is some distance along the track). Unable to assume proposed facilities in adjoining development proposals are available. Consideration of alternative options is to be documented.
- Connections to adjoining (including proposed) developments (ie. Winton development is currently subject to a court decision and there is no certainty that it can be relied on for the development) – clearly identify options for linkages of the cycleway, including connection onto Woodford Street.
- Garbage management strategy is required.
- Accessibility and gradient of parts of the development is to be addressed.
- Consideration of alternative options to improve accessibility to facilities (toilet) for disabled access.
- Matters removed from original application as it would result in lengthy discussions with HWC, which would delay application.
- Outline considerations in preparation of proposal, how it fits into a regional context and justification as to why sections have been removed from the development.
- Contamination – need to address SEPP55(CI.7) provisions and ensure that adequate information has been provided to conclude that the land is suitable for the proposed use. Unable to rely on a condition to address the assessment issues.
- NPWS issues raised that need to be addressed (survey methods, species considered).
- Environmental impacts of proposed bridge construction and construction management during construction considerations. Clarification of height of bridge for environmental management rather than for flooding impacts.
- Ownership of land – future arrangement proposal and who is responsible for maintenance, etc, potentially extension of existing agreement.
- Regional facility proposed that is supported by the community that needs to include end of trip facilities.
- European heritage – the track will run alongside the existing rail track.

TENTATIVE PANEL MEETING DATE: June/July 2021