



City of  
Newcastle

## CITY OF NEWCASTLE



### BRIEFING COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Briefing Committee Meeting will be held on:

**DATE:** Tuesday 12 April 2022

**TIME:** 6.00pm

**VENUE:** Council Chambers  
Level 1  
City Administration Centre  
12 Stewart Avenue  
Newcastle West NSW 2302

J Bath  
Chief Executive Officer

**City Administration Centre  
12 Stewart Avenue  
NEWCASTLE WEST NSW 2302**

5 April 2022

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**BRIEFING COMMITTEE  
12 April 2022**

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**BRIEFING COMMITTEE REPORTS**

**ITEM-1                    BR 12/04/22 - WICKHAM VILLAGE HUB - 44-47 THROSBY STREET WICKHAM PLANNING PROPOSAL**

**REPORT BY:            GOVERNANCE**  
**CONTACT:             DIRECTOR GOVERNANCE AND CHIEF FINANCIAL OFFICER / MANAGER REGULATORY, PLANNING AND ASSESSMENT**

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**PURPOSE**

Great Lifestyles of Wickham (GLOW) community group has requested the opportunity to present to Council on a Planning Proposal at 41 and 47 Throsby Street Wickham, and the Wickham Village Hub as described in the Wickham Masterplan 2021 (WMP 2021).

Fidem Property + Construction is the applicant for the Planning Proposal at 41 and 47 Throsby Street, Wickham and will also present their proposal to Council.

**BACKGROUND**

Council endorsed the Wickham Master Plan 2017 (WMP 2017) in November 2017. WMP 2017 sets the vision for how Wickham will develop from a post-industrial suburb at the fringe of the city to a mixed-use urban neighbourhood that supports the emerging commercial core of Newcastle West.

**Planning Proposal**

At the Ordinary Council Meeting of 27 July 2020, Council resolved to forward a Planning Proposal for 41 and 47 Throsby Street for Gateway Determination and place it on public exhibition. The Planning Proposal seeks to allow an increase in the maximum height of building (HOB) and floor space ratio (FSR) on land at 41 and 47 Throsby Street, Wickham and to commence preparation of a Planning Agreement for the construction and dedication of a laneway and public domain works. The Planning Proposal was placed on public exhibition between 1 October and 29 November 2021. Over 70 submissions were received.

Key concerns raised by GLOW in their submission on the Planning Proposal relate to the proposed building heights and the inconsistency with the Village Hub Urban Precinct, the proposed new laneway connection and the public benefit of the proposal.

Fidem's planning consultant Gyde undertook their own outreach initiatives during the exhibition period which aimed to facilitate dialogue with the local community in relation to the Planning Proposal. The outreach initiatives involved contacting immediate neighbours by letter drop to invite them to participate in an online session and emailing GLOW inviting their members to attend a session.

The Planning Proposal for 41 and 47 Throsby Street will be reported to Council in April 2022 for finalisation.

**Wickham Masterplan**

Council adopted the Wickham Masterplan 2021 Update (WMP 2021) in September 2021. WMP 2021 does not replace WMP 2017 but seeks to reaffirm the vision for Wickham, address emerging challenges and opportunities and propose further actions to facilitate ongoing urban renewal of the Wickham area.

Council adopted the Community Infrastructure Incentives Policy at the 27 July 2021 meeting. The Community Infrastructure Incentives Policy outlines the approach and mechanisms to implement the areas proposed for development incentive per WMP 2021 through the local planning framework.

The Planning Proposal for 41 and 47 Throsby Street was submitted prior to the Community Infrastructure Incentive Policy being adopted by Council. The Planning Proposal seeks to increase the overall density of the site and includes a planning agreement to provide a public laneway as identified within the WMP, as part of the development.

In March 2022, Council resolved to place an amendment to the WMP 2021 in relation to the community incentive site in Throsby Street on public exhibition. This amendment reduces the incentive height limit on the part of Throsby Street that is within the Village Hub precinct down from 24 metres to 14 metres and the part of the incentive site within the Emerging Industry Quarter precinct to be maintained at 24 metres. The public exhibition of this amendment commenced on Monday, 28 March 2022 and will conclude on Friday, 6 May 2022.

The following items were reported to the 22 March 2022 Council meeting for public exhibition / forwarding for Gateway determination:

- i) The WMP 2021 (2022 Amendment). It includes changes to the mapping and relevant development standards for land proposed for community infrastructure incentives.
- ii) The Planning Proposal and draft Development Control Plan to implement Community Infrastructure Incentives in Wickham will be reported to Council in March 2022.
- iii) A Draft Development Control Plan to implement amendments associated with the WMP 2021, including amendments to setbacks for development adjoining the Village Hub Urban Precinct.

**RECOMMENDATION**

The briefing be received.

**REFERENCES**

**ATTACHMENTS**

**Attachment A:** Site plans – 41 and 47 Throsby Street, Wickham

Site Plans

FIGURE 1: Subject land – 41 and 47 Throsby Street



FIGURE 2: Local context



**FIGURE 3:** Location within the Emerging Industry Quarter and Village Hub Urban Precincts

