



THE CITY OF NEWCASTLE



PUBLIC VOICE COMMITTEE

Councillors,

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

DATE: Tuesday 15 May 2018

TIME: 5.30pm

VENUE: Council Chambers
2nd Floor
City Hall
290 King Street
Newcastle NSW 2300

Jeremy Bath
Chief Executive Officer

**City Administration Centre
282 King Street
NEWCASTLE NSW 2300**

Tuesday 8 May 2018

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PUBLIC VOICE COMMITTEE
15 May 2018

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PUBLIC VOICE SESSIONS

ITEM-1 PV 15/05/18 - DA 2018/00048 - 430 HUNTER STREET
NEWCASTLE, 20A & 20B WRIGHT LANE NEWCASTLE -
THREE LOTS INTO SEVEN LOT SUBDIVISION AND
ASSOCIATED ROAD WIDENING

APPLICANT: MONTEATH & POWYS
OWNER: HUNTER DEVELOPMENT CORPORATION
NOTE BY: PLANNING & REGULATORY
CONTACT: ACTING DIRECTOR PLANNING AND REGULATORY /
MANAGER DEVELOPMENT AND BUILDING

PURPOSE

An application has been received seeking consent for the subdivision of three lots into seven lots and associated road widening to Civic Lane.

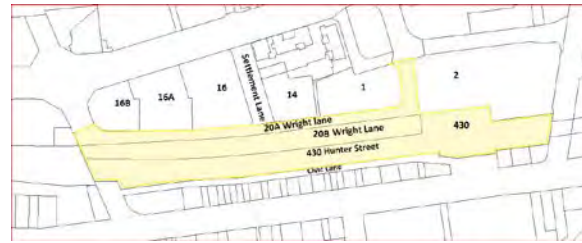
A copy of the submitted plans for the proposed development is appended at **Attachment A**.

The proposed development was notified in accordance with Council's Public Notification policy and 12 submissions were received in response. A further late submission has also been received.

The submissions raise concerns regarding:

- i. Rezoning of land not yet approved
- ii. Access to Honeysuckle precinct via proposed lots
- iii. Amenity impacts of future development of proposed lots
- iv. Reinstatement of public car parking
- v. Access to premises via Civic Lane
- vi. Footpath in Civic Lane should be widened
- vii. Loss of part of Wright Lane as a road

Suggestions that the proposed widening of Civic Lane is insufficient are common to all of the submissions.



Subject Land: 430 Hunter Street & 20A & 20B Wright Lane Newcastle

1.0 THE SITE

The subject site comprises parcels, being:

- a) Lot 2, DP 1226145 being No.430 Hunter Street Newcastle (area of 11,543m²) - a portion of the former rail corridor between Merewether Street (in the east) and Worth Place (in the west), including the former Civic Station; and
- b) Lot 4, DP 1111305 being No.20A Wright Lane Newcastle (area of 4,268m²) - Wright Lane, extending from Workshop Way (in the north-east) to Worth Place (in the west). While Wright Lane presently appears to be a public road and is effectively used as such, it is not formally dedicated as a public road; and
- c) Lot 21, DP 1165985 being No.20B Wright Lane Newcastle (area of 5,759m²) - the car park located between the former rail corridor and Wright Lane, extending from near the former Civic Station (in the east) to Worth Place (in the west).

The site is relatively flat, with a total area of 21,570m².

2.0 THE PROPOSAL

The proposed development involves a three lot into seven lot Torrens Title subdivision and an associated one metre widening of Civic Lane. The proposed widening of Civic Lane includes land that is adjacent to the southern boundary of the former rail corridor.

The applicant has provided the following clarification regarding the proposed lots and road widening:

- i. Proposed Lot 1 - This parcel is located adjacent to Worth Place and is 1,133m² in size. The Parcel is located between the two (2) stubs of Worth Place previously separated by the former rail corridor. The lot is for the future establishment of a road connection consistent with the light rail project.*
- ii. Proposed Lot 2 - This parcel is 6186m² in size and allows for the productive future use of the land in the Newcastle city centre.*
- iii. Proposed Lot 3 - This parcel is 5567m² in size and allows for the productive future use of the land in the Newcastle city centre.*
- iv. Proposed Lot 4 - This parcel is 1587m² in size and allows for the productive future use of the land in the Newcastle city centre.*
- v. Proposed Lot 5 - This parcel is 1,602m² in size and allows for the productive future use of the land in the Newcastle city centre.*

vi. Proposed Lot 6 - This parcel forms part of Wright Lane and is 2,300m² in size. The Parcel is set to remain for future road connections.

vii. Proposed Lot 7 – Civic Link - This parcel is 2,887m² in size and is set to form a public domain site.

viii. In addition to the new proposed allotments, road widening is proposed to the northern side of Civic Lane comprising a one (1) metre width from Worth Place to Civic Station.

A copy of the amended plans is appended at **Attachment A**. The various steps in the processing of the application to date are outlined in the Processing Chronology, appended at **Attachment B**.

3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with Council's Public Notification Policy. Twelve submissions were received during the notification period and one late submission has since been received.

The twelve submissions received during the notification period were from persons who identified as owners or tenants of premises located between Civic Lane and Hunter Street. The person who made the late submission did not identify with any property in the vicinity of the site.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

a) Statutory and Policy Issues:

I.) Rezoning of land not yet approved.

b) Amenity Issues:

I.) Access to Honeysuckle precinct via proposed lots.

II.) Amenity impacts of future development of proposed lots.

c) Traffic and Infrastructure Issues:

I.) Reinstatement of public car parking.

II.) Access to premises via Civic Lane - lane should be further widened beyond proposed one metre widening. This issue is raised in all of the submissions.

III.) Footpath in Civic Lane should be widened.

IV.) Loss of part of Wright Lane as a road.

ATTACHMENTS

Attachment A: Submitted plans - Under separate cover - 430 Hunter Street & 20A & 20B Wright Lane Newcastle

Attachment B: Processing Chronology - 430 Hunter Street & 20A & 20B Wright Lane Newcastle

**Attachment A
Submitted plans - Under separate cover - 430 Hunter Street & 20A & 20B
Wright Lane Newcastle**

Attachment B

THE CITY OF NEWCASTLE

Briefing Note to Public Voice Committee Meeting on 15 May 2018

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PROCESSING CHRONOLOGY

DA 2018/00048 – 430 Hunter Street and 20A & 20B Wright Lane Newcastle

- 19 January 2018 - Application lodged

 - 24 January 2018 to 15 February 2018 - Public notification period

 - 15 March 2018 - Applicant response to submissions

 - 28 March 2018 - Application called in to DAC by two Councillors

 - 4 April 2018 - Late submission received
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PUBLIC VOICE COMMITTEE MEETING

15 May 2018

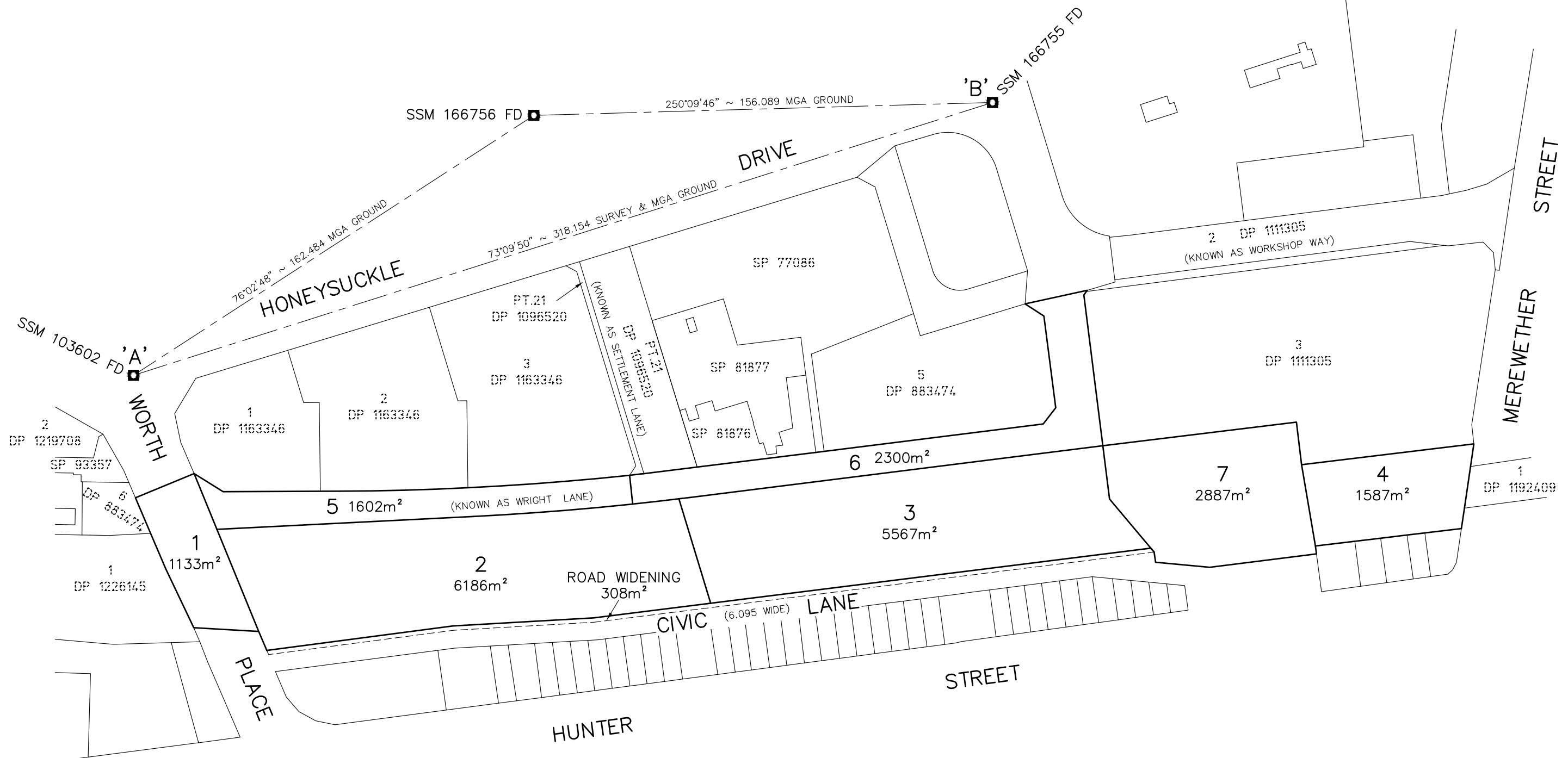
ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2018/00048 - 430 Hunter Street Newcastle, 20A &
20B Wright Lane Newcastle

Three lots into seven lot subdivision and associated
road widening

DISTRIBUTED UNDER SEPARATE COVER



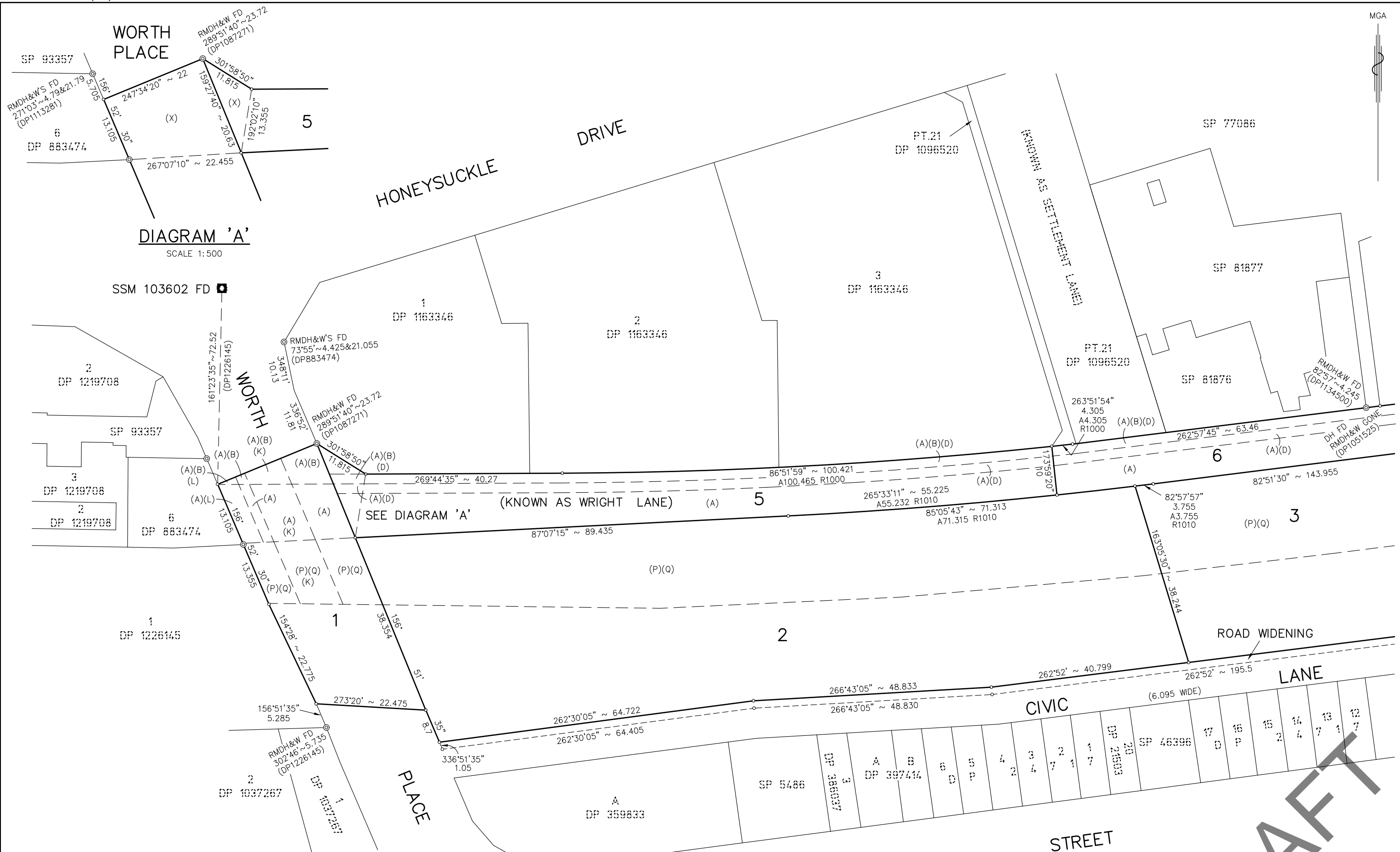
SURVEYING AND SPATIAL INFORMATION REGULATION 2017 : CLAUSE 35(1)(B) & CLAUSE 61(2)

MARK	MGA COORDINATES		CLASS	ORDER	METHOD	ORIGIN
	EASTING	NORTHING				
SSM 103602	384791.108	6356244.843	C	3		SCIMS
SSM 166755	385095.551	6356336.970	C	3		SCIMS
SSM 166756	384948.760	6356284.014	C	3		SCIMS
COMBINED SCALE FACTOR = 0.999758					ZONE 56	
SOURCE : MGA COORDINATES ADOPTED FROM SCIMS AS AT 6 DECEMBER 2017.						

SURVEYOR Name: DAVID LUKE SULLIVAN Date: - Reference: 170150DPA	PLAN OF SUBDIVISION OF LOT 4 DP 111305, LOT 21 DP 1165985 AND LOT 2 DP 1226145	LGA: NEWCASTLE Locality: NEWCASTLE Reduction Ratio: 1:1000 Lengths are in metres.	REGISTERED	DP
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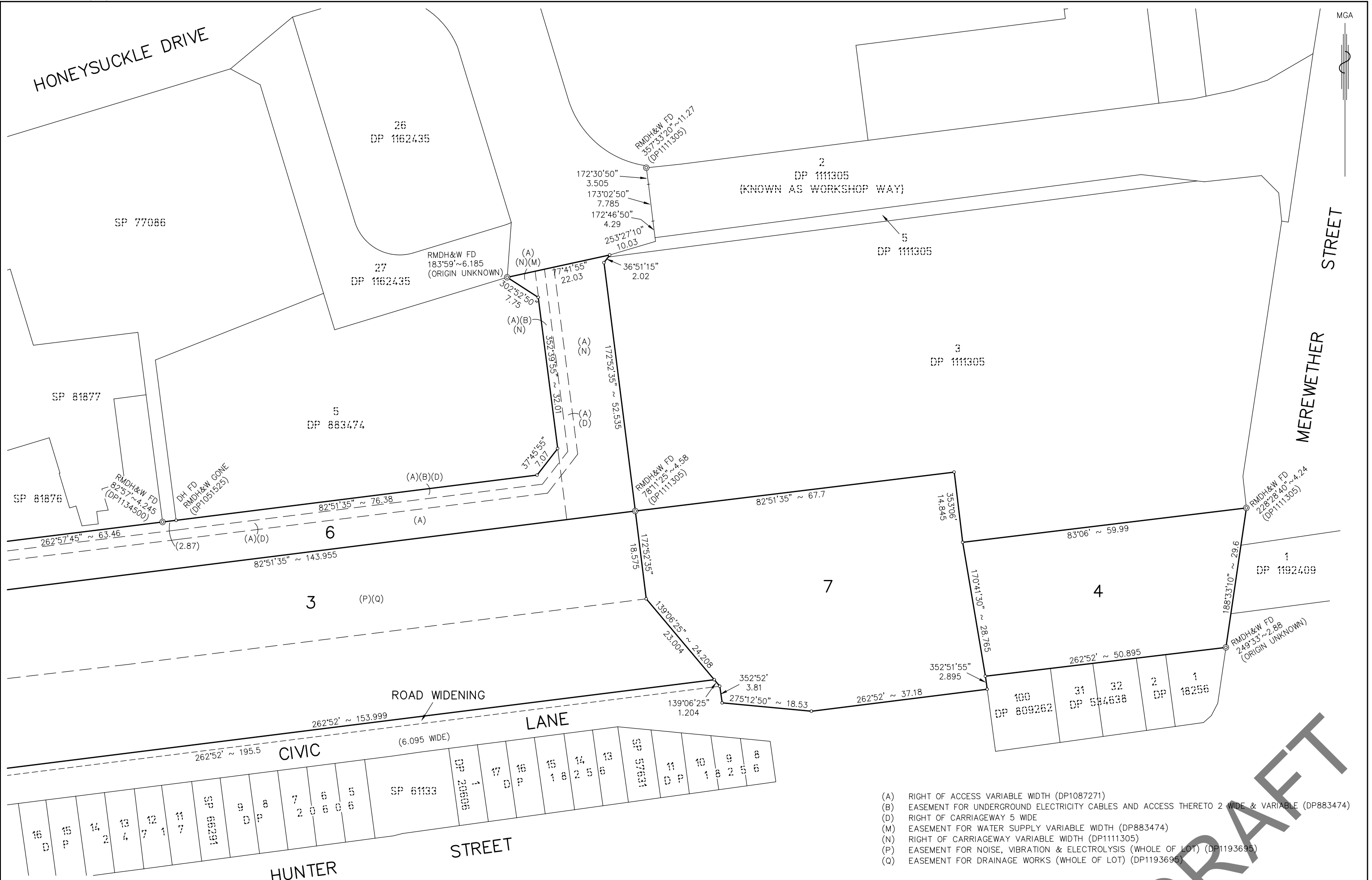


- (A) RIGHT OF ACCESS VARIABLE WIDTH (DP1087271)
- (B) EASEMENT FOR UNDERGROUND ELECTRICITY CABLES AND ACCESS THERETO 2 WIDE & VARIABLE (DP883474)
- (D) RIGHT OF CARRIAGEWAY 5 WIDE
- (K) RIGHT OF CARRIAGEWAY 8 WIDE (DP1193695)
- (L) EASEMENT FOR SEWER MAIN 4 WIDE (DP883474)
- (P) EASEMENT FOR NOISE, VIBRATION & ELECTROLYSIS (WHOLE OF LOT) (DP1193695)
- (Q) EASEMENT FOR DRAINAGE WORKS (WHOLE OF LOT) (DP1193695)
- (X) RIGHT OF ACCESS VARIABLE WIDTH PROPOSED TO BE RELEASED

<p>SURVEYOR Name: DAVID LUKE SULLIVAN Date: - Reference: 170150DPA</p>	<p>PLAN OF SUBDIVISION OF LOT 4 DP 1111305, LOT 21 DP 1165985 AND LOT 2 DP 1226145</p>	<p>LGA: NEWCASTLE Locality: NEWCASTLE Reduction Ratio: 1:500 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
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- (A) RIGHT OF ACCESS VARIABLE WIDTH (DP1087271)
- (B) EASEMENT FOR UNDERGROUND ELECTRICITY CABLES AND ACCESS THERETO 2 WIDE & VARIABLE (DP883474)
- (D) RIGHT OF CARRIAGEWAY 5 WIDE
- (M) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (DP883474)
- (N) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1111305)
- (P) EASEMENT FOR NOISE, VIBRATION & ELECTROLYSIS (WHOLE OF LOT) (DP1193695)
- (Q) EASEMENT FOR DRAINAGE WORKS (WHOLE OF LOT) (DP1193695)

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