



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 21 April 2015

TIME: 5.30pm

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

K Gouldthorp
General Manager

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

10 April 2015

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PUBLIC VOICE COMMITTEE
21 April 2015

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ITEM-2 PV 210415 - REZONING MEREWETHER GOLF COURSE

REPORT BY: PLANNING AND REGULATORY
CONTACT: DIRECTOR PLANNING AND REGULATORY / MANAGER
STRATEGIC PLANNING

PURPOSE

Dianne King, Secretary of the Friends and Neighbours of Merewether Golf Course, will address Councillors in regard to a planning proposal to rezone part of Merewether Golf Course.

BACKGROUND

In 2014 Council received a LEP amendment request from De Witt Consulting on behalf of the Merewether Golf Club to rezone 2,056m² of land known as Part Lot 902, DP 1032728, Ella Street Merewether.

The objectives of the planning proposal are to:

- rezone the land from RE2 Private Recreation to R2 Low Density Residential
- include a maximum permissible height of 8.5 metres over the land
- include a maximum permissible FSR of 0.6, and
- reduce the minimum lot size to 400m².

Council endorsed the proposal for public exhibition at its meeting held on 9 December 2014. Public exhibition occurred for 14 days from 23 February 2015 to 9 March 2015. Council received eight written submissions. The issues raised in the submissions summarized as:

- Lack of transparency
- Streetscape character
- Increased traffic and parking
- Easements
- Loss of green space
- Drainage issues
- House numbering

Aerial photos showing the site and location are provided at **Attachment A** along with current and proposed zoning maps.

The Planning Proposal will be reported back to Council on 26 May 2015.

ATTACHMENTS

Attachment A: Local area map, site air photo, current zoning map and proposed zoning map.

Attachment A distributed under separate cover.

**PUBLIC VOICE COUNCIL MEETING
21 APRIL 2015**

**PV 21/04/15
REZONING MEREWETHER GOLF COURSE**

Attachment A: Local area map, site air photo, current zoning map and proposed zoning map.

DISTRIBUTED UNDER SEPARATE COVER



Newcastle Local Environmental Plan 2012

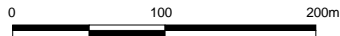
Local Area Context Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
Addendum data 30/09/2014 © Newcastle City Council
- Subject Site
- Suburb boundary
- LGA boundary



Projection GDA 1994
Zone 56



Scale 1:5,000 @ A4

Planning Proposal - 40 King Street Adamstown -
Local Area Context Map

Figure 1



Newcastle Local Environmental Plan 2012

Site Air Photo Map

Cadastral

- Cadastral base data 01/08/2007 © LPMA
Addendum data 30/09/2014 © Newcastle City Council
- Subject Site
- Suburb boundary



Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 40 King Street Adamstown -
Site Air Photo Map

Figure 2



Newcastle Local Environmental Plan 2012

Existing Land Zoning Map

Cadastral

- Cadastral base data 01/08/2007 © LPMA
Addendum data 30/09/2014 © Newcastle City Council
- Subject Site

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W2 Recreational Waterways
- UL Unzoned Land



Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 40 King Street Adamstown -
Existing Land Zoning Map

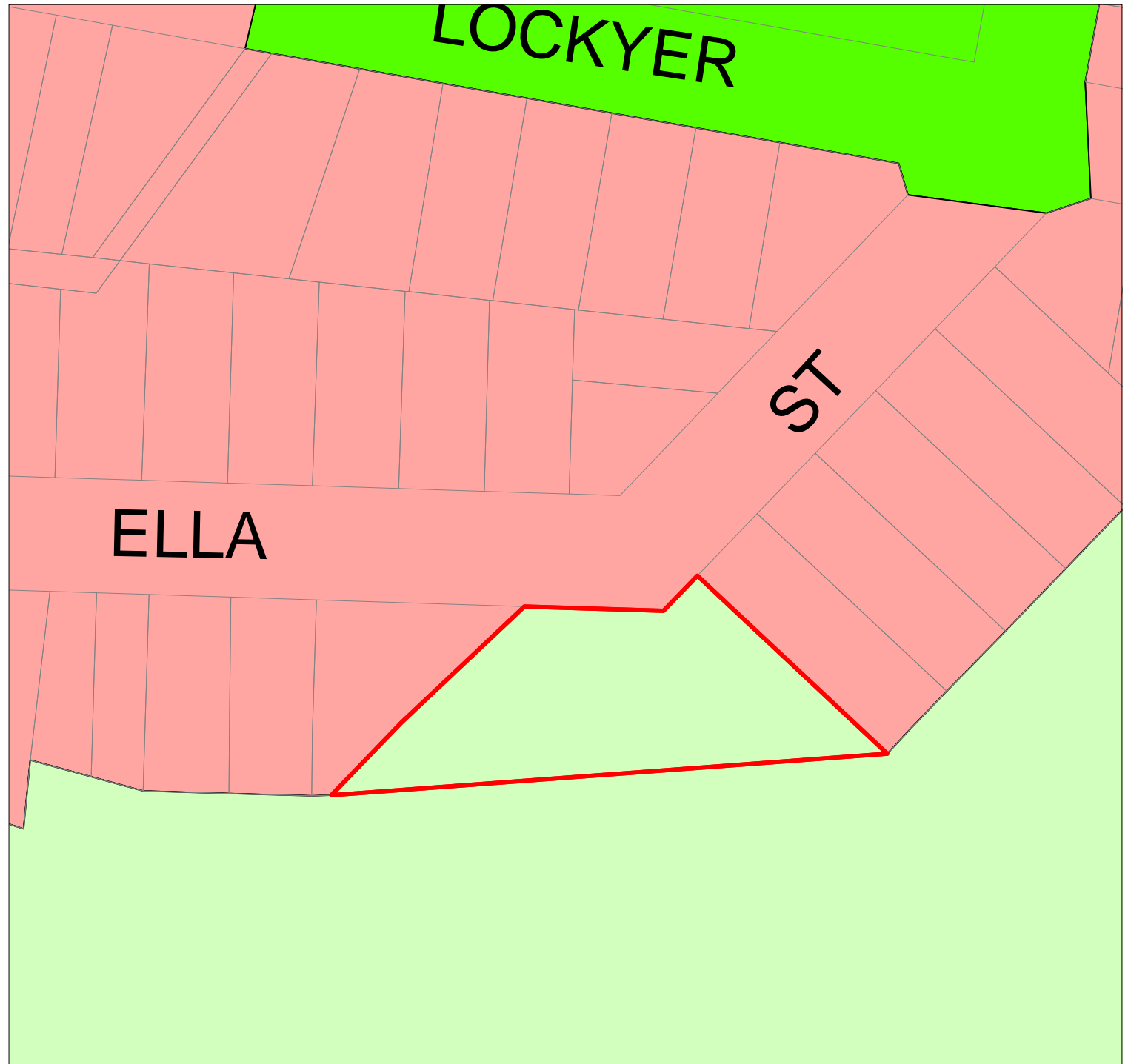


Figure 3



Newcastle Local Environmental Plan 2012

Proposed Land Zoning Map

Cadastral

- Cadastral base data 01/08/2007 © LPMA
Addendum data 30/09/2014 © Newcastle City Council
- Subject Site

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W2 Recreational Waterways
- UL Unzoned Land



Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 40 King Street Adamstown -
Proposed Land Zoning Map

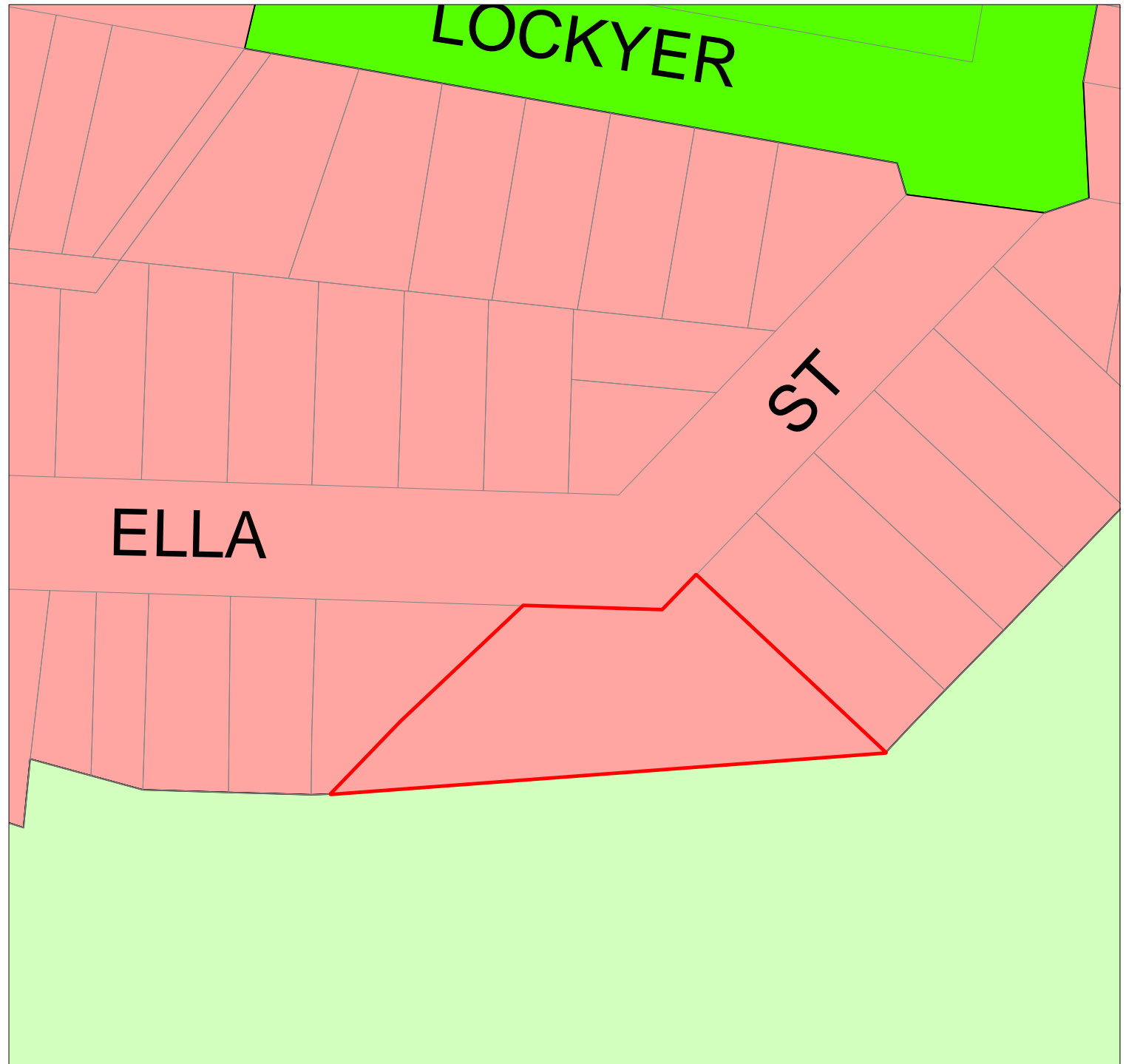


Figure 4