

## Questions on Notice

**The following responses should be read in the context of the full Report of Proceedings from the Inquiry hearing of 24 November 2014 .**

1. **The Hon. LYNDA VOLTZ:** The 800 that you sent out, were they people who rang and requested or were they invites that you sent out?

**Mr ANDERSON:** I think they were invites sent out. But I can take that question on notice if you want.

**The Hon. LYNDA VOLTZ:** If you could, and provide the list, thank you.

### **ANSWER:**

*The 800 leaflets mentioned in the hearing were in relation to DA2014/323, as outlined in Submission 253 UrbanGrowth NSW page 6, and not in relation to the light rail consultation.*

*In relation to consultation on the light rail, between February and March 2014, UrbanGrowth NSW undertook community consultation to understand which of three light rail routes was preferred.*

*Local councils (City of Newcastle and Maitland City Council) were briefed, and industry and local business stakeholders were invited to workshops to provide feedback on the proposed routes. Community groups in Newcastle and Maitland were invited to similar forums, and three community drop-in sessions were held, allowing opportunities for members of the community to obtain information about the routes, and to ask questions of members of the project team. An online feedback form was available and information provided on a website and in an information brochure.*

*Ads were placed in the Newcastle Herald on 27 February 2014 and Maitland Mercury on 28 February 2014. A flyer inviting people to the community drop-in sessions and informing them of the online survey was distributed to all workshop attendees and hand delivered to businesses (cafés and retailers, as well as information stands in Newcastle and Maitland council offices). The flyer was also handed out to passers-by in Wharf Road, Hunter Street, Wheeler Place and Newcastle Station. A media release was distributed to all Hunter media outlets as well as Sydney metropolitan media.*

*In addition, a research house was engaged to randomly select 30 residents from the Hunter region, with most from the City of Newcastle local government area, to attend three focus group sessions to discuss their preferred light rail route. One group was made up of mainly older residents (45-65), one was made up of younger residents (18-25) and the third had representation across all age groups.*

*Over 60 stakeholders attended the engagement forums and approximately 300 community members visited the community information sessions. Approximately 1,100 responses in various formats were submitted, in addition to submissions from Newcastle City Council, UDIA, Hunter TAFE, Hunter Business Chamber, Lower Hunter Councils Transport Group and Newcastle Cycling Working Party.*

2. **Mr ANDERSON:** There is evidence and a number of cases around the world. In particular, I know that GPT shared with us a document called "Decay to Destination", which was done by the Hornery Institute, which identified that some of the best urban renewal outcomes are when you actually are able to connect people to their natural opportunities.

**The Hon. LYNDIA VOLTZ:** Can you give me one example around the world where a heavy passenger rail line has been removed to create a connection?

**Mr ANDERSON:** I think it was Seattle. Subject to GPT saying that we could give you the information, we could provide you with a copy of that if they are happy to release it. But it is in combination with the urban renewal strategy. Look, this was a strategy that was developed by Planning.

**ANSWER:**

*This is in relation to the GPT document Decay to Destination. Questions relating to the Decay to Destination document should be directed to GPT.*

**3. The Hon. LYNDIA VOLTZ:** Let us come at it a different way. How many jobs will be provided not as part of construction but by the retail in the GPT proposal?

**Mr ANDERSON:** I do not have that with me at the moment. It is in the hundreds but I am happy to take that on notice and provide you with that information.

**ANSWER:**

*It is expected this mixed use development would support 700 to 800 jobs when retail is fully operational.*

**4. Mr DAVID SHOEBRIDGE:** That was factored in to your evaluation. You might have a 4:1 zoning on it but because you have these height controls you probably will not be able to get a 4:1 yield on the site with the existing regime. That was factored in the evaluation surely.

**Mr ANDERSON:** That was also another clause in the Newcastle LEP that talked about a different height regime for the site. I will probably have to get it back to you. There were a number of different things. This was identified as a catalyst project in a special site within the Newcastle LEP of 2012 and that allowed variations to height. So the objective was to say that as a special site you could allow different variations to height, and included in that was an allowance for up to RL40, if I am correct.

**ANSWER:**

*The evaluation was completed in April 2012. At this time the relevant planning control was Newcastle City Centre Local Environmental Plan (LEP) 2008 with the Draft Newcastle Local Environmental Plan 2011 as a matter for consideration. Both these documents were referenced as the relevant planning controls in the evaluation.*

*Under these controls, additional city centre local provisions applied as the aggregated site area exceeds 10,000 square metres. The additional provisions allowed for increased building height not exceeding 40 metres Australian Height Datum.*

**5. Mr DAVID SHOEBRIDGE:** What correction was put on the file—you can take this on notice—to correct the person who received Ms Rich's handover that there is this relationship with UrbanGrowth and the department that allows UrbanGrowth to manage the risk?

**Mr ANDERSON:** I will take that on notice because that is Ms Rich's instruction back to the person who she reported to after that.

**ANSWER:**

*All members of UrbanGrowth NSW staff receive an induction on joining the organisation, outlining the appropriate behaviour for relationships with NSW Government agencies.*

**6. Mr DAVID SHOEBRIDGE:** Has anyone in UrbanGrowth chatted with Jeff McCloy about what his thoughts were?

**Mr ANDERSON:** I am not aware of it.

**Mr DAVID SHOEBRIDGE:** Would you take it on notice?

**Mr ANDERSON:** Yes, I could take it on notice.

**ANSWER:**

*The former Lord Mayor's thoughts on light rail were well known and widely publicised. There is no record of any current UrbanGrowth NSW employees having discussions about light rail options with the former Lord Mayor.*

**7. Mr DAVID SHOEBRIDGE:** Julie Rich again, in an email on 26 June to Sean O'Toole and Gregory South says this: "Sean and Greg, so you are both aware, the lord mayor Jeff McCloy called me this morning to ask how we were faring with our planning of our project and what the reaction has been by UrbanGrowth and GPT to last week's budget announcement. I replied that we are progressing well with our planning and the news last week was welcomed, particularly by UrbanGrowth, placing added emphasis on the timely delivery of our project. He asked that we write a letter, either with GPT or separately to the Premier and Treasurer, to congratulate them on the additional \$340 million and support the option to have the light rail system placed in Hunter Street and not the existing rail corridor. I will prepare a draft letter for your review." Did that letter go? Are you satisfied with those kinds of relationships between the lord mayor, property developer, property owner and UrbanGrowth?

**Mr ANDERSON:** I am not aware of whether that letter went and I was not privy to that email. We engaged with a wide range of stakeholders with regard to this major catalyst project in Newcastle. We are obliged to engage with stakeholders. Whether anything happened out of that, I am not quite sure.

**Mr DAVID SHOEBRIDGE:** Will you take it on notice and provide the letter, including any draft?

**Mr ANDERSON:** Yes, we certainly will take it on notice.

**ANSWER:**

*No letter or draft was found in UrbanGrowth NSW's records.*

**8. CHAIR:** I know but I just thought in discussions as an urban growth organisation if I was sitting in a room with the other people I would be saying, "How's it going? When do you think you'll get finished?"

**Mr ANDERSON:** I have not done that.

**Mr DAVID SHOEBRIDGE:** Was it discussed in those master planning meetings that you had with Jeff McCloy and others?

**Mr ANDERSON:** I did note the master planning meetings. I did not attend those master planning meetings.

**Mr DAVID SHOEBRIDGE:** Can you provide us with answers on notice about whether it was discussed in those master planning meetings with UrbanGrowth?

**Mr ANDERSON:** I could possibly go back through that and take that question on notice. I cannot answer with regard to that.

**ANSWER:**

*These meetings were convened by the Hunter Development Corporation and matters relating to these meetings should be referred to the Hunter Development Corporation.*

**9. The Hon. CATHERINE CUSACK:** Can you give us some examples of Newcastle CBD's economic performance ranked against comparable cities?

**Mr ANDERSON:** Look, I have not got the data with me at the moment but Newcastle's economic output is something around about 11 per cent. We can provide that information to the Committee.

**Mr DAVID SHOEBRIDGE:** Eleven per cent of what, I am sorry? You said 11 per cent.

**Mr ANDERSON:** Eleven per cent of the Newcastle GDP

**Mr DAVID SHOEBRIDGE:** Of the State's gross domestic product?

**Mr ANDERSON:** No, not of the State's GDP; the area's GDP.

**The Hon. LYNDA VOLTZ:** Is that the Hunter region, do you mean?

**Mr ANDERSON:** Sorry, yes.

**The Hon. CATHERINE CUSACK:** So the Newcastle CBD is 11 per cent of the Hunter region's GDP?

**Mr ANDERSON:** Yes. Look, I will provide that data. I am doing it off the top of my head at the moment. I will be able to provide that data back to the Committee.

**ANSWER:**

*The figure of 11 per cent, which was Newcastle city centre's contribution to the total economic output of the greater city of Newcastle for 2013, was provided to UrbanGrowth NSW by a respected economic advisory firm. Most major Australian city centres contribute between 16 and 22 per cent of the total city economic output.*