

Briefing Note: re-exhibition of the Newcastle Urban Renewal State Environmental Planning Policy



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Director Generals Correspondence (DGC)

PLANNING AND INFRASTRUCTURE

Planning Strategies, Housing and Infrastructure

SUBJECT: NEWCASTLE URBAN RENEWAL PRECINCT RE-EXHIBITION

PURPOSE

- To inform the Director General of the re-exhibition of amendments to the State Environmental Planning Policy (Urban Renewal) and exhibition of amendments to the city centre controls within the Newcastle Development Control Plan 2012.

RECOMMENDATION

- That the Director General **notes**:
 - the public exhibition of an explanation of intended effect of a proposed amendment to the State Environmental Planning Policy (Urban Renewal) to amend the existing planning controls in the Local Environmental Plan applying to Newcastle's city centre, concurrent with the public exhibition of an amendment to the Development Control Plan with locality specific provisions for the city centre – both amendments are implementation actions of the Newcastle Urban Renewal Strategy
 - the public exhibition of the draft SEPP amendment is for 14 days, with an invitation to the public to make written submissions. The SEPP amendment exhibition is only 14 days because it is a 're-exhibition' and the proposed changes are not complex and therefore do not warrant a longer period
 - the public exhibition of the DCP amendment is for 28 days, with an invitation to the public to make written submissions. The DCP exhibition period is 28 days in accordance with the EP&A regulations
 - public exhibition for both amendments starts 5 March 2014
 - once the draft SEPP is placed on exhibition, UrbanGrowth NSW can lodge a development application and Council will have to consider the draft SEPP.

CURRENT POSITION

- The proposed amendments to the Newcastle LEP include:
 - increasing the height on the GPT Group/UrbanGrowth NSW sites from 20m to 27m to a range between 20m to 65m to support redevelopment of this mixed-use urban renewal catalyst project
 - increasing the FSR on the University of Newcastle site from 4:1 to 5:1 to meet the future capacity needs of the university

PUBLIC CONSULTATION

- The community were previously consulted about the broader proposed changes to the planning framework with the exhibition of the Newcastle Urban Renewal Strategy. Consultation included a long exhibition period (5 months) and 2 public information sessions held in Newcastle.

- Post-exhibition P&I continued to work with the council and major landholders who have sought to further modify the planning controls to unlock development opportunities on key sites.
- For these further amendments, advertisements will be placed in both local newspapers to notify the community. Information will also be provided on Planning & Infrastructure's website and City of Newcastle's website.
- All exhibition material will be available to view at P&I's Sydney and Newcastle offices and City of Newcastle's administration centre.
- P&I staff have presented the proposed amendments to City of Newcastle Councillors and council staff.
- Council staff has been closely involved in reviewing the DCP amendments. Several workshops and meetings were held over the last 6 months.

IMPLEMENTATION

- The SEPP and LEP amendments can be implemented within 5 weeks of exhibition close, approximately mid-to-late April 2014.
- The DCP amendments can be finalised within 4 weeks of exhibition close, by early May 2014.

*would like to expediate phase -
can both be completed 3-4 weeks after
close exhibition i.e. by early -
mid April at latest*

BACKGROUND

- The Urban Renewal SEPP was gazetted in December 2010.
- The Urban Renewal SEPP provides for the Minister of Planning and Infrastructure to nominate potential precincts for urban renewal so they can be studied to determine whether new statutory controls are required. The Newcastle city centre was one of three potential urban renewal precincts nominated in the SEPP.
- The Newcastle Urban Renewal Strategy was publicly exhibited between December 2012 and April 2013. More than 400 submissions were received.
- The Strategy will be updated and released once a decision on the light rail alignment has been announced.

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