

**Submission
No 14**

**INQUIRY INTO PLANNING PROCESS IN NEWCASTLE
AND THE BROADER HUNTER REGION**

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As a long time resident of the inner city of Newcastle, I am extremely concerned at the lack of planning at the NSW State government level for 1.truncation of heavy rail service into the city
2.overriding of a well considered LEP for the whole inner city in a matter of weeks to allow for spot development on an inappropriate scale.

Both these decisions can only be seen to favour developers and State government with no consideration to residents ,visitors to the city ,existing land holders in the areas, the special features of the city etc

In more detail

1.TRUNCATION OF RAIL AT WICKHAM

:existing service well used

:replacement buses will greatly increase road congestion and make roads much more hazardous for cyclists

:new buildings for University and Law courts and proposed towers are not providing parking wanting to discourage private car usage which will not happen if commuters have to change from train to bus

: no time line ,promise or plan for eventual light rail

:huge cost to dismantle functioning service

:continuing increase in population in Newcastle East as this is right on the harbour and coast line

2.TOWER BUILDING

:existing height codes tripled

: land primarily owned by state government /conflict in interest

: sets prescient for rest of city,loss of historic buildings

: huge increase in floor:land ratio makes retention of historic buildings unviable

:huge impact on visual shape of city and cathedral hill

: wind patterns and winter shadowing on the small original houses in the 4 blocks behind the proposed development

:provides no additional parking

:large increase in residential accomodation in this site not needed as there is ample floor space to the west as outlined in the previous LEP