

**Submission  
No 10**

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

**Name:** Mr Greg Price

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- \* No major city or town in the world is trying to remove rail from its centre, apart from Newcastle.
- \* No money has been allocated for construction of the tram line so there is no guarantee that it will ever be built.
- \* People will be less inclined to travel to Newcastle CBD due to the inconvenience of having to change modes of transport.
- \* It will be more difficult for people with disabilities or impairment to gain access to the CBD. May affect ease of access to John Hunter Hospital.
- \* Longer and more inconvenient travelling times from outlying towns.
- \* It would be more advantageous financially to lease the air space over the lines and keep the line operational. Developers could build their luxury apartments and shopping centres over the line and have the best of both worlds!
- \* It appears that the government is acting with undue haste and not considering all options to make the truncation of the line a fait accompli before the next election so that it is irreversible if a new government is elected.
- \* I believe that the decision to truncate the Newcastle line at Wickham will inevitably lead to Broadmeadow becoming the new CBD of the Hunter region. Broadmeadow will offer direct rail access for both diesel and electric services without the need to change and as it is on the main north railway line business can be assured that the line will not be truncated and therefore protect their investments.
- \* As part of the new Broadmeadow CBD air rights could be leased over the railway line with part of the development stipulations being the upgrading of Broadmeadow station.
- \* The decision to truncate the Newcastle line seems to have been taken to favour a few developers at the expense of the community and in the medium term Business.
- \* This is a courageous decision by the Minister as at least one Newcastle developer by his own admission acted like a cash machine for political candidates and broke the law in doing so. He obviously expected favourable treatment from the members and the government for his investments, as did all the developers caught out.