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 15 May 2018  
**TIME:** 5.30pm  
**VENUE:** Council Chambers  
2nd Floor  
City Hall  
290 King Street  
Newcastle NSW 2300

Jeremy Bath  
Chief Executive Officer  

City Administration Centre  
282 King Street  
NEWCASTLE NSW 2300

Tuesday 8 May 2018  

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PUBLIC VOICE SESSIONS

ITEM-1 PV 15/05/18 - DA 2018/00048 - 430 HUNTER STREET NEWCASTLE, 20A & 20B WRIGHT LANE NEWCASTLE - THREE LOTS INTO SEVEN LOT SUBDIVISION AND ASSOCIATED ROAD WIDENING

APPLICANT: MONTEATH & POWYS
OWNER: HUNTER DEVELOPMENT CORPORATION
NOTE BY: PLANNING & REGULATORY
CONTACT: ACTING DIRECTOR PLANNING AND REGULATORY / MANAGER DEVELOPMENT AND BUILDING

PURPOSE

An application has been received seeking consent for the subdivision of three lots into seven lots and associated road widening to Civic Lane.

A copy of the submitted plans for the proposed development is appended at Attachment A.

The proposed development was notified in accordance with Council's Public Notification policy and 12 submissions were received in response. A further late submission has also been received.

The submissions raise concerns regarding:

i. Rezoning of land not yet approved
ii. Access to Honeysuckle precinct via proposed lots
iii. Amenity impacts of future development of proposed lots
iv. Reinstatement of public car parking
v. Access to premises via Civic Lane
vi. Footpath in Civic Lane should be widened
vii. Loss of part of Wright Lane as a road

Suggestions that the proposed widening of Civic Lane is insufficient are common to all of the submissions.
1.0 THE SITE

The subject site comprises parcels, being:

a) Lot 2, DP 1226145 being No.430 Hunter Street Newcastle (area of 11,543m$^2$) - a portion of the former rail corridor between Merewether Street (in the east) and Worth Place (in the west), including the former Civic Station; and

b) Lot 4, DP 1111305 being No.20A Wright Lane Newcastle (area of 4,268m$^2$) - Wright Lane, extending from Workshop Way (in the north-east) to Worth Place (in the west). While Wright Lane presently appears to be a public road and is effectively used as such, it is not formally dedicated as a public road; and

c) Lot 21, DP 1165985 being No.20B Wright Lane Newcastle (area of 5,759m$^2$) - the car park located between the former rail corridor and Wright Lane, extending from near the former Civic Station (in the east) to Worth Place (in the west).

The site is relatively flat, with a total area of 21,570m$^2$.

2.0 THE PROPOSAL

The proposed development involves a three lot into seven lot Torrens Title subdivision and an associated one metre widening of Civic Lane. The proposed widening of Civic Lane includes land that is adjacent to the southern boundary of the former rail corridor.

The applicant has provided the following clarification regarding the proposed lots and road widening:

i. Proposed Lot 1 - This parcel is located adjacent to Worth Place and is 1,133m$^2$ in size. The Parcel is located between the two (2) stubs of Worth Place previously separated by the former rail corridor. The lot is for the future establishment of a road connection consistent with the light rail project.

ii. Proposed Lot 2 - This parcel is 6186m$^2$ in size and allows for the productive future use of the land in the Newcastle city centre.

iii. Proposed Lot 3 - This parcel is 5567m$^2$ in size and allows for the productive future use of the land in the Newcastle city centre.

iv. Proposed Lot 4 - This parcel is 1587m$^2$ in size and allows for the productive future use of the land in the Newcastle city centre.

v. Proposed Lot 5 - This parcel is 1,602m$^2$ in size and allows for the productive future use of the land in the Newcastle city centre.
vi. Proposed Lot 6 - This parcel forms part of Wright Lane and is 2,300m² in size. The Parcel is set to remain for future road connections.

vii. Proposed Lot 7 – Civic Link - This parcel is 2,887m² in size and is set to form a public domain site.

viii. In addition to the new proposed allotments, road widening is proposed to the northern side of Civic Lane comprising a one (1) metre width from Worth Place to Civic Station.

A copy of the amended plans is appended at Attachment A. The various steps in the processing of the application to date are outlined in the Processing Chronology, appended at Attachment B.

3.0 PUBLIC NOTIFICATION

The application was publicly notified in accordance with Council's Public Notification Policy. Twelve submissions were received during the notification period and one late submission has since been received.

The twelve submissions received during the notification period were from persons who identified as owners or tenants of premises located between Civic Lane and Hunter Street. The person who made the late submission did not identify with any property in the vicinity of the site.

The concerns raised by the objectors in respect of the proposed development are summarised as follows:

a) Statutory and Policy Issues:
   I.) Rezoning of land not yet approved.

b) Amenity Issues:
   I.) Access to Honeysuckle precinct via proposed lots.
   II.) Amenity impacts of future development of proposed lots.

c) Traffic and Infrastructure Issues:
   I.) Reinstatement of public car parking.
   II.) Access to premises via Civic Lane - lane should be further widened beyond proposed one metre widening. This issue is raised in all of the submissions.
   III.) Footpath in Civic Lane should be widened.
   IV.) Loss of part of Wright Lane as a road.
ATTACHMENTS

Attachment A: Submitted plans - Under separate cover - 430 Hunter Street & 20A & 20B Wright Lane Newcastle

Attachment B: Processing Chronology - 430 Hunter Street & 20A & 20B Wright Lane Newcastle
### PROCESSING CHRONOLOGY

**DA 2018/00048 – 430 Hunter Street and 20A & 20B Wright Lane Newcastle**

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<td>Application lodged</td>
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<td>24 January 2018 to 15 February 2018</td>
<td>Public notification period</td>
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<td>15 March 2018</td>
<td>Applicant response to submissions</td>
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<td>28 March 2018</td>
<td>Application called in to DAC by two Councillors</td>
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<td>4 April 2018</td>
<td>Late submission received</td>
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PUBLIC VOICE COMMITTEE MEETING
15 May 2018

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans

DA2018/00048 - 430 Hunter Street Newcastle, 20A & 20B Wright Lane Newcastle

Three lots into seven lot subdivision and associated road widening

DISTRIBUTED UNDER SEPARATE COVER
SURVEYOR
Name: DAVID LUKE SULLIVAN
Date: Reference: 170150DPA

PLAN OF SUBDIVISION OF LOT 4 DP 1111305, LOT 21 DP 1165985
AND LOT 2 DP 1226145

LGA: NEWCASTLE
Locality: NEWCASTLE
Reduction Ratio: 1:1000
Lengths are in metres.

SURVEYING AND SPATIAL INFORMATION REGULATION 2017: CLAUSES 30(3)(b) & CLAUSE 6(2)


 register: 1191109

DRAFT
PLAN OF SUBDIVISION OF LOT 4 DP 1113130, LOT 21 DP 1185985 AND LOT 2 DP 1226148

PERMIT AS SETTLEMENT LANE

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION SHEET 2 OF 3 SHEETS

DIAGRAM 'A'

SCALE 1:500

SURVEYOR

Name: DAVID LUKE SULLIVAN

LGA:

Locality: Newcastle

Reduction Ratio: 1:500

Lengths are in metres.

DATE:

Reference: 170150DPA

NEWCASTLE 500

PLAN OF SUBDIVISION OF LOT 4 DP 1113130, LOT 21 DP 1185985 AND LOT 2 DP 1226148

LGA: NEWCASTLE

Locality: NEWCASTLE

Reduction Ratio: 1:500

Lengths are in metres.