



City of
Newcastle

CITY OF NEWCASTLE



PUBLIC VOICE / BRIEFING COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Public Voice / Briefing Committee Meeting will be held on:

DATE: Tuesday 15 March 2022

TIME: 6.00pm

VENUE: Council Chambers
Level 1
City Administration Centre
12 Stewart Avenue
Newcastle West NSW 2302

J Bath
Chief Executive Officer

**City Administration Centre
12 Stewart Avenue
NEWCASTLE WEST NSW 2302**

8 March 2022

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**BRIEFING COMMITTEE
15 March 2022**

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BRIEFING COMMITTEE REPORTS

ITEM-1 **BR 15/03/22 - GREEN CORRIDOR - 505 MINMI ROAD, FLETCHER**

REPORT BY: **GOVERNANCE**
CONTACT: **DIRECTOR GOVERNANCE AND CHIEF FINANCIAL OFFICER / MANAGER REGULATORY, PLANNING AND ASSESSMENT**

PURPOSE

The Green Corridor Coalition has requested Public Voice to present to Council on concerns raised in relation to environmental impacts to the Green Corridor and the proposed rezoning of 505 Minmi Road, Fletcher. Key concerns include potential impacts of the rezoning on biodiversity corridors and the visual and ecological impacts on the locality.

BACKGROUND

At the Ordinary Council meeting held on 8 December 2020, Council resolved to not endorse the Planning Proposal to rezone land at 505 Minmi Road Fletcher from E4 Environmental Living to part R2 Low Density Residential and part E2 Environmental Conservation. See **Attachment A** for site plan and current and proposed rezoning plans. The reasons for not supporting the Planning Proposal were in relation to concerns that insufficient environmental studies and analysis were undertaken to address the constraints and hazards of the land, and that with further studies and analysis, significant amendment may be required to the Planning Proposal.

The applicant requested a review of Council's decision. The Hunter and Central Coast Joint Regional Planning Panel (Panel) reviewed the planning proposal and Council's decision at its meeting held on 2 September 2021. The Panel determined that the Planning Proposal should be sent for a Gateway determination as it had demonstrated overall strategic and site specific merit. The Panel's decision included requirements for additional studies and assessments and a revision to the zone boundaries and lot yields.

The Panel requested Council's advice on whether it would undertake the Planning Proposal Authority (PPA) role. As the PPA, Council submits the Planning Proposal for a Gateway determination. Council resolved to accept the PPA role at its meeting held on 26 October 2020, and included in its resolution Part B:

That Council:

'Review and addresses the inaccuracies identified in the Planning Proposal document by the Green Corridor Coalition, in its two-part submission to the Hunter and Central Coast Regional Planning Panel (received by the Council on 25 May 2021, attached) and further submission received by all Councillors today (26 October 2021).'

The updated Planning Proposal was submitted to the Department of Planning and Environment for a Gateway determination on 27 January 2022. To date, we have not received a Gateway determination.

RECOMMENDATION

The briefing be received.

REFERENCES

ATTACHMENTS

Item 1 Attachment A: Site Plan and Current and Proposed Zoning Plan

Item 1 Attachment A - Site Plan and Current and Proposed Zoning Plan - 505 Minmi Road, Fletcher

Site context



Current zoning – E4 /C4 Environmental Living



