



PNC001507

From: "Gabriele Calcagno" <gcalcagno@lakemac.nsw.gov.au>
To: <hunter@planning.nsw.gov.au>
CC: "Iain Moore" <ismoore@lakemac.nsw.gov.au>
Date: 3/05/2013 3:25 pm
Subject: Request for a Gateway Determination - 96 & 98 Marks Point Road, Marks Point
Attachments: Advice to Department of Planning and Infrastructure - seeking Gateway determination - Tomos Marine - 96 Marks Point.DOC; Meeting Action Item - 13SP033 - Planning Proposal - 96 and 98 Marks Point Road, Marks Point - 22 April 2013.DOC; Report - 13SP033 - Planning Proposal - 96 and 98 Marks Point Road, Marks Point - Ordinary Council 22 April 2013.DOC; Planning Proposal - Tomos Marine - 96 and 98 Marks Point Road Marks Point.DOC

Attention: Katrine O'Flaherty,

Dear Katerine, attached please find a request for a Gateway Determination for the rezoning of 2 lots in Marks Point. You may recall, we briefly discussed this proposal as a component of the Standard LEP Conversion meetings the last time we met here at Council some 6 weeks ago. This matter had also previously been discussed with James Shelton some 2 years previously as to whether the proposal to rezone should be contemplated given the location of the lots and the impending Council Adaptation Plans for low lying areas in the LGA, including Marks Point and Swansea areas.

The land is currently zoned as 6(2) Tourism and Recreation and has been used as a Marine services workshop for 20 or so years. The proponents have sought to rezone the lots to a 2(2) Residential (Urban Living) zone however, in Council's assessment, given that the land is in a high risk flood hazard area, Council has recommended a less intense development opportunity by recommending that the site be zoned as 2(1) Residential Zone.

zplease advise, if you have any questions or seek any further information.

Regards

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-----< TRIM Record Information >-----

Record Number : D02932997
 Title : Advice to Department of Planning and Infrastructure - seeking Gateway determination - Tomos Marine - 96 and 98 Marks Point Road - Marks Point

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Record Number : D02922265



Title : Meeting Action Item - 13SP033 - Planning Proposal - 96
and 98 Marks Point Road, Marks Point - Ordinary Council Meeting - 22
April 2013

-----< TRIM Record Information >-----

Record Number : D02909403
Title : Report - 13SP033 - Planning Proposal - 96 and 98 Marks
Point Road, Marks Point - Ordinary Council Meeting - 22 April 2013

-----< TRIM Record Information >-----

Record Number : D02875489
Title : Planning Proposal -Tomos Marine - 96 and 98 Marks Point
Road Marks Point

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From: Ian Rhodes <irhodes@ncc.nsw.gov.au>
To: Cr Stephanie Posniak <sposniak@ncc.nsw.gov.au>, Cr Therese Doyle <tdo...>
Date: 3/05/2013 2:03 pm
Subject: BBC Committee - expenditure of residual funds

Dear Committee Members

As per the resolution below from our last BBC Committee meeting, a group of us met on 23/4/13 to discuss our various organizational requirements associated with the proposed joint project.

5. EOI Assessment Criteria

Resolved that Compass Housing, Housing NSW, Hunter Development Corporation and The City of Newcastle meet within one month of this meeting to identify viable partnership opportunities for the provision of affordable housing in the Newcastle LGA with a view to the delivery of joint project using the remainder of the committee's residual funds. The results of this meeting will be reported to an extra-ordinary meeting of the BBC Committee to be held in May 2013.

Moved: Cr Posniak Seconded: Cr Doyle

The discussion formed a concept including but not limited to the following elements:
HDC contribution to be the former Empire Hotel site on Hunter St
TCoN contribution to be residual BBC funds \$2.9M
Housing NSW contribution yet to be identified (Mark Bayly was unable to attend our meeting)
Design and construction through EOI process using appropriately resourced contractor(s)
Application to National Rental Affordability Scheme for unit subsidy grants
Gifting of completed affordable housing project to Compass as an affordable housing supplier/management group

Please note that the above outline above is confidential and, at the time of writing, has not been put to the executives of each of the parties for consideration.

Our legal team have advised me this week that such a proposal would need the approval of the Minister for Housing and Council under s356 of the Local Govt Act.

We can discuss this further at our next BBC Committee meeting later this month.
Please get in touch if you have any queries.

Regards,

Ian

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