

147A NEWCASTLE ROAD, WALLSEND

April 2014

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147A Newcastle Road, Wallsend

Summary of Proposal

Council has received a request from SNL Building Constructions Pty Ltd to amend Newcastle LEP 2012 to enable land at 147A Newcastle Road Wallsend, described as Lot 21 DP 807401, to be developed for medium density housing.

The following planning proposal seeks to rezone the land from Zone IN2 Light Industry to Zone R3 Medium Density Residential.

Site Description

The site is located in the eastern end of the suburb of Wallsend and is approximately 400m from Jesmond Town Centre (see **Figure 1: Local Context of Site**). The site is currently accessed from an unnamed access road off Newcastle Road, which only has left in, left out access. The site does not have any direct frontage to Newcastle Road.

West of the site is the regional Ausgrid depot and office complex. The Ausgrid buildings and infrastructure are separated from this site by an electricity easement and first order watercourse / drainage line along Ausgrid's eastern boundary.

Immediately north and fronting Newcastle Road is an industrial complex accessed from Newcastle Road. It provides no interface with the subject site or the access road. The building fronting these areas is tilt slab concrete walls.

East of the site is a combination of existing residential development and vacant residential land intended to be developed concurrent with this site (if rezoned).

Land to the south is vacant but has DA approval for a 1023 bed residential aged care facility. Beyond this is Brickworks Park, a Council owned recreational area that provides for passive recreation including walking paths and BBQ facilities.

The site is vacant except for some remnant gantries and other minor structures associated with previous industrial uses of the site (see **Figure 2: Air Photo of Site**). More recent use as an RMS depot for road works has resulted in the centre of the site being generally cleared and levelled. Vegetation largely comprises noxious weeds such as lantana. Toward the western boundary there is fill material and the site falls towards the electricity easement and watercourse on adjoining Ausgrid land.



Newcastle Local Environmental Plan 2012

Local Area Context Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
- Subject Site
- Suburb boundary
- LGA boundary

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:5,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Local Area Context Map



Figure 1



Newcastle Local Environmental Plan 2012

Site Air Photo Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site
-  Suburb boundary

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Site Air Photo Map



Figure 2

Part 1 - Objectives or Intended Outcomes

The intent of this planning proposal is to enable development of the site for medium density housing.

The applicant intends to develop the land concurrently with the adjoining land zoned for medium density residential purposes in order to achieve a better overall development outcome, including improved access to the land via Victory Parade.

Part 2 - Explanation of Provisions

The proposed outcome can be achieved by:

- Amending the Newcastle LEP 2012 Land Zoning (LZN) Map to rezone the land from IN2 Light Industry to R3 Medium Density Residential Zone.
- Amending the Newcastle LEP 2012 Height of Buildings (HOB) Map to include a maximum permissible height of 10 metres for the land.
- Amending the Newcastle LEP 2012 Floor Space Ratio (FSR) Map to include a maximum permissible FSR of 0.9 for the land.
- Amending the Newcastle LEP 2012 Lot Size (LSZ) Map to reduce the minimum lot size from 1000m² to 450m².

Part 3 – Justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

No. The proposal is owner initiated. It seeks to address potential conflict between surrounding sensitive (residential zoned) land uses and potential industrial land uses permitted on the site.

The proposed amendment is consistent with strategic objectives of increasing residential density in an area with good amenity, reasonable proximity to urban services, and with appropriate infrastructure.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the best means of achieving the objective.

The current industrial zoning and land use provisions in the NLEP 2012 prohibit development of the site for residential purposes. Rezoning will permit residential development which is considered a more suitable use.

Amendment to Part 2, Clause 2.5 Additional permitted uses for particular land provides an alternate option. This is not preferable as the site is considered suitable for rezoning to R3 Medium Density Residential zoning. A change in zoning will allow the full range of uses associated with the proposed zone. It will also improve clarity of use for the public and remove the potential for industrial development to occur in close proximity to existing or approved sensitive uses.

Clause 5.5 Development near zone boundaries is restricted to 20 metres. The site adjoins R3 Medium Density Residential land but this distance is insufficient to allow extension of these provisions to the site in its entirety. The distance could be extended by amending this provision but that would affect the entire City rather than just this specific site and is therefore not considered appropriate.

The proposed explanation of provisions, being an amendment to the zoning and associated development standards, is considered the most appropriate means of achieving the objectives.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Lower Hunter Regional Strategy (2006)

The Lower Hunter Regional Strategy applies to the site. Its objective is to ensure the adequate provision of housing and employment lands to meet projected growth in the Hunter Region for the next 25 years. It identifies Jesmond as a town centre with the function of a shopping and business centre for the district, including health and professional services mixed with medium and higher density residential.

The proposed amendment will allow medium density housing within a walkable catchment (500m) of Jesmond Centre, consistent with the aim of increasing residential infill densities.

With respect of employment land the LHRS identifies centres, growth corridors and strategic release areas to support existing employment lands. The site is not within a centre or growth corridor. Its characteristics and constraints mitigate it being an important site in the employment growth of the Region in that it:

- is a small site that does not suit large floor plate uses;
- is relatively isolated with little potential for combining with any similar, supporting uses especially as existing use on adjoining land provides no interface with the site;
- has limited access from a classified road (Newcastle Rd) and residential development (Victory Pde);
- has no buffering to surrounding sensitive land uses and with only one frontage will have to interface directly with adjoining residential development (aged care facility, medium density housing, public recreation reserve); and
- has poor exposure with no direct street frontage limiting its appeal for businesses.

The site is not critical in the delivery of the employment targets in the LHRS. It is better suited to residential land uses to assist in achieving housing delivery targets in the LHRS. This is particularly so given its proximity to the Jesmond town centre and the compatibility of housing with surrounding land uses.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Newcastle 2030 Community Strategic Plan

Council adopted the Newcastle 2030 Community Strategic Plan in February 2011, as revised in 2013. The planning proposal primarily aligns to the strategic direction 'Open and Collaborative Leadership' identified within the Newcastle 2030 Community Strategic Plan.

Compliance with the LEP amendment process, in particular section 57 – community consultation of the *Environmental Planning and Assessment (EP&A) Act 1979*, will assist in achieving the strategic objective; "Consider decision-making based on collaborative, transparent and accountable leadership" and the identified strategy 7.2b, which states: "Provide opportunities for genuine and representative community engagement in local decision making".

Newcastle Urban Strategy (NUS)

The Proposal is consistent with the NUS which seeks to support town centres by allowing higher residential densities within a SAFE walking distance. The site adjoins an identified substantial growth precinct and is a logical extension of this precinct.

Newcastle Employment Land Strategy

The strategy, prepared by Hill PDA (March 2013), identifies three key statistical precincts within the LGA: The Inner Precinct, Central Precinct and Outer Precinct. This site is within the Outer Precinct which comprises the suburbs of Beresfield, Hexham, Maryland, Sandgate, Wallsend and Jesmond. Within the Outer Precinct the key industrial areas identified to accommodate future growth are at Beresfield and Hexham, with potential new areas at Black Hill (183ha).

The subject site is not specifically identified in the Newcastle Employment Lands Strategy. Given its location outside key precincts, and its small scale, it is not considered significant to the implementation of this strategy. In this regard, rezoning for residential use will not have a significant impact on the growth of centres and employment lands within the City.

The following key points mitigate the importance or viability of the site for employment generating activities consistent with the strategy:

- It is not located in or adjacent to a centre or employment generating precinct.
Given the site does not adjoin a centre, development of the site for employment generating uses could detract from, rather than support growth in nominated centres and employment precincts.
- Long term, established land uses on surrounding land (Ausgrid) and road separation from other industrial land isolate the site and restrict opportunities for clustering of employment generating uses.
- No buffering has been provided for any future industrial uses and sensitive land uses have been approved, developed, or are proposed on adjoining or adjacent land including:
 - o 102 bed aged care facility(DA/10/256)
 - o Residential development
 - o Public recreation reserve (Brickworks Park).

The site has access to Newcastle Road which is heavily congested during peak hours. This limits its appeal for businesses reliant on efficient vehicle access.

Alternate access via Victory Parade would use residential streets not suited to industrial traffic.

Current trends for industrial development have identified the need for larger business parks and the site is of insufficient size (1ha) to accommodate such development.

There are more appropriately located, less constrained, and larger sized industrial sites within Newcastle and the Lower Hunter Region.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Consistency (of the planning proposal) with State Environmental Planning Policies is outlined in the table below.

Table 1 - Consideration of State Environmental Planning Policies

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy No 1 - Development Standards	No	N/A	N/A	SEPP1 is not applicable to land to which NLEP 2012 applies as it is a SI compliant LEP.
State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP. Note: SEPP to be repealed subject to commencement of cl 3 (b) of the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
State Environmental Planning Policy No 6 - Number of Storeys in a Building	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP. Note: SEPP to be repealed subject to commencement of cl 3 (b) of the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
State Environmental Planning Policy No 14 - Coastal Wetlands	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 15 - Rural Landsharing Communities	No	N/A	N/A	Site is not land to which SEPP applies.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy No 19 - Bushland in Urban Areas	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 21 - Caravan Parks	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP. Caravan parks are not permissible in the current or proposed zone.
State Environmental Planning Policy No 22 - Shops and Commercial Premises	Yes	No	N/A	Site is not land within a business zone. Note: SEPP to be repealed subject to commencement of cl 3 (b) of the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
State Environmental Planning Policy No 26 - Littoral Rainforests	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 29 - Western Sydney Recreation Area	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 30 - Intensive Agriculture	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)	Yes	Yes	Yes	The land was previously associated with the brickworks at Wallsend, then a tank manufacturing company, and more recently used as a temporary depot for RMS roadworks. The site is now vacant and no longer required for these purposes and is considered suitable for multi-unit housing in accordance with the provisions of the SEPP.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy No 33 - Hazardous and Offensive Development	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy No 36 - Manufactured Home Estates	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP. Manufactured Home Estates are not permissible in the current or proposed zone.
State Environmental Planning Policy No 39 - Spit Island Bird Habitat	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 44 - Koala Habitat Protection	Yes	No	N/A	The site is not koala habitat and does not trigger any requirements for consideration under the SEPP.
State Environmental Planning Policy No 47 - Moore Park Showground	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 50 - Canal Estate Development	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy No 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 55 - Remediation of Land	Yes	Yes	Yes	In accordance with clause 6 a contamination assessment has been completed for the site. It identifies contamination but concludes that the site is suitable, subject to remediation, for the proposed use.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy No 59 - Central Western Sydney Regional Open Space and Residential	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 60 - Exempt and Complying Development	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP. Note: SEPP to be repealed subject to commencement of cl 3 (b) of the State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other Matters) 2013.
State Environmental Planning Policy No 62 - Sustainable Aquaculture	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy No 64 - Advertising and Signage	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy No 71 - Coastal Protection	No	N/A	N/A	Site is not within the coastal zone.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy (Affordable Rental Housing) 2009	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy (Infrastructure) 2007	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Major Development) 2005	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Port Botany and Port Kembla) 2013	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Rural Lands) 2008	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (State and Regional Development) 2011	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	Yes	No	N/A	The Planning Proposal will not affect the application of the SEPP and does not relate to development the subject of the SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	No	N/A	N/A	Site is not land to which SEPP applies.

Policy	Applies to land	Relevant to proposal	Consistent	Remarks
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	N/A	N/A	Site is not land to which SEPP applies.
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	N/A	N/A	Site is not land to which SEPP applies.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Consistency (of the planning proposal) with State Environmental Planning Policies is outlined in the table below.

Table 2 - Consideration of Section 117 Directions

S117 Direction	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	Yes	Inconsistent as it will reduce the amount of industrial zoned land by 1 hectare. The inconsistency with this Direction is considered to be of minor significance because: the site is not considered a suitable location for industrial development; the site is not of sufficient area to have any significant impact on the availability of industrial land across the City; and the site is not within an identified centre or employment precinct.
1.2 Rural Zones	No	
1.3 Mining, Petroleum Production and Extractive Industries	No	
1.4 Oyster Aquaculture	No	
1.5 Rural Lands	No	
2. Environment and Heritage		
2.1 Environment Protection Zones	No	
2.2 Coastal Protection	No	
2.3 Heritage Conservation	No	
2.4 Recreation Vehicle Areas	No	
3. Housing, Infrastructure and Urban Development		

S117 Direction	Applicable	Consistent
3.1 Residential Zones	Yes	The Proposal will enable the delivery of medium density infill housing adjoining a substantial growth precinct and in close proximity to an existing town centre. It will provide for the efficient use of infrastructure and services and reduce the pressure for greenfield release areas on the urban fringe of the City.
3.2 Caravan Parks and Manufactured Home Estates	No	
3.3 Home Occupations	No	
3.4 Integrating Land Use and Transport	Yes	The proposal will facilitate residential development on a major transport route and within 500m walk to the Jesmond town centre, public transport facilities, and adjacent open space and recreation facilities. It is also within walking distance of Newcastle University and other educational establishments.
3.5 Development Near Licensed Aerodromes	No	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	Yes	The site is Class 5 ASS and not within 500m of any higher classed soils. Future development must comply with existing provision of the NLEP 2012 relating to ASS.
4.2 Mine Subsidence and Unstable Land	Yes	The Proposal will be referred to the MSB. Feedback received will inform any specific provisions relating to the site.
4.3 Flood Prone Land	No	
4.4 Planning for Bushfire Protection	Yes	The proposal will be referred to the RFS. Feedback received will be incorporated into any specific provisions to ensure future development can comply with the provisions of PfBP 2006.
5. Regional Planning		

S117 Direction	Applicable	Consistent
5.1 Implementation of Regional Strategies	Yes	The proposal is consistent with the LHRS and will contribute, through the delivery of housing, to its vision, land use strategy, policies, outcomes and actions.
5.2 Sydney Drinking Water Catchments	No	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	
5.8 Second Sydney Airport: Badgerys Creek	No	
6. Local Plan Making		
6.1 Approval and Referral Requirements	No	
6.2 Reserving Land for Public Purposes	No	
6.3 Site Specific Provisions	No	

Section C - Environmental, social, and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The site has a history of urban development. It does not contain any critical habitat, threatened species, populations, ecological communities, or habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Mine Subsidence

The site is in a mine subsidence area. A report has been prepared addressing the potential impact of mine subsidence. The Proposal and any future development application will require consultation / concurrence from the MSB.

Hydrology and Water Management

Land adjoining the watercourse on the western boundary is identified as flood prone land. However, development can be accommodated on the site subject to specific design requirements. Details such as appropriate floor levels will be addressed through any subsequent DA.

Bushfire

The land is identified as part bushfire prone – buffer area. Notwithstanding this, adjoining land closer to the threat has been approved for a residential aged care facility which is a special fire protection land use. While assessment and consultation will be required it is anticipated that any residential development can conform to necessary bushfire mitigation measures.

Heritage

There are no items of environmental heritage on or in the vicinity of the site.

Contamination

A contamination assessment has been prepared for this proposal. The report identifies the land is affected by contamination and concludes that subject to remediation, the site will be suitable for the proposed residential land use.

Council has requested the applicant provide further detail of potential remediation works in order for Council to be satisfied that it has met its obligation under clause 6.2 of SEPP 55 Remediation of land. This information will be received and assessed by Council officers prior to exhibiting the planning proposal for community consultation. The report will be included in the exhibition material.

Acid sulfate soils

The site is identified as Class 5 ASS. No further investigations are considered necessary.

Traffic Impacts and Vehicular and Pedestrian Access

The site has access to Newcastle Road which is a classified road. Access/egress to the site is restricted to the westbound lanes.

Preliminary comments from Council's traffic section are that access to the site is possible via Newcastle Road and Victory Parade. The potential traffic impacts would be subject to investigation as part of any future development application.

9. Has the planning proposal adequately addressed any social and economic effects?

No items of European or Aboriginal cultural heritage have been identified on or adjacent to the site. It is unlikely given the historical land uses that there is potential for any impact on social or cultural heritage.

A change of land use to allow residential development will be more compatible with the residential development in the surrounding area. Adjoining sites contain medium density housing and an approved aged care facility. Development as envisaged will improve housing choice and promote urban consolidation that reinforces Jesmond town centre.

The minor loss of employment land is not considered significant as it is unlikely, given the site constraints and characteristics, that it will support a viable, long term industrial use consistent with the current zone. Redevelopment for residential use will generate short term construction related employment and multiplier effects in the associated trade supply and real estate industry. The increase in population will also improve the viability of local businesses by providing a greater client base.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The site is sufficiently supplied with necessary infrastructure and services. These can be augmented as required to accommodate any increased demand generated by the proposed residential development.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No other State and Commonwealth public authorities have been consulted at this stage but will be carried out in accordance with the requirements of the gateway determination.

It is envisaged that Council will consult with the following agencies.

- Mine Subsidence Board
- Rural Fire Service
- Roads and Maritime Services.

Part 4 – Mapping

The planning proposal seeks to amend the following maps within Newcastle LEP 2012.

- Land Zoning Map
- Height of Buildings Map
- Floor Space Ratio Map
- Minimum Lot Size Map

The Matrix below indicates (with an “✓”), which map sheets (of Newcastle LEP 2012) are to be amended as a result of this planning proposal (eg. FSR_001C)

	FSR	LAP	LZN	WRA	ASS	HOB	LSZ	LRA	CL1	HER	URA
001											
001A											
001B											
001C											
001D											
002											
002A											
002B											
002C											
002D											
002E											
002F	✓		✓			✓	✓				
002G											
002H											
003											
004											
004A											
004B											
004C											
004D											
004E											
004F											
004FA											
004G											
004H											
004I											
004J											
004K											

Map Codes:

FSR	=	Floor Space Ratio map
LAP	=	Land Application Map
LZN	=	Land Zoning Map
WRA	=	Wickham Redevelopment Area Map
ASS	=	Acid Sulfate Soils Map
HOB	=	Height of Buildings Map
LSZ	=	Lot Size Map
LRA	=	Land Reservation Acquisition Map
CL1	=	Key Sites Map & Newcastle City Centre Map
HER	=	Heritage Map
URA	=	Urban Release Area Map

The following maps illustrate the proposed amendments to the Newcastle LEP 2012 maps:

- **Figure 3:** Existing Land Zoning Map
- **Figure 4:** Proposed Land Zoning Map
- **Figure 5:** Existing Max Height of Buildings Map
- **Figure 6:** Proposed Max Height of Buildings Map
- **Figure 7:** Existing Max Floor Space Ratio Map
- **Figure 8:** Proposed Max Floor Space Ratio Map
- **Figure 9.** Existing Min Lot Size Map
- **Figure 10.** Proposed Min Lot Size Map



Newcastle Local Environmental Plan 2012

Existing Land Zoning Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site

Zone

- | | |
|--|---------------------------------------|
|  | B1 Neighbourhood Centre |
|  | B2 Local Centre |
|  | B3 Commercial Core |
|  | B4 Mixed Use |
|  | B5 Business Development |
|  | E1 National Parks and Nature Reserves |
|  | E2 Environmental Conservation |
|  | E3 Environmental Management |
|  | E4 Environmental Living |
|  | IN1 General Industrial |
|  | IN2 Light Industrial |
|  | IN3 Heavy Industrial |
|  | R2 Low Density Residential |
|  | R3 Medium Density Residential |
|  | R4 High Density Residential |
|  | RE1 Public Recreation |
|  | RE2 Private Recreation |
|  | SP1 Special Activities |
|  | SP2 Infrastructure |
|  | W2 Recreational Waterways |
|  | UL Unzoned Land |



Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Existing Land Zoning Map

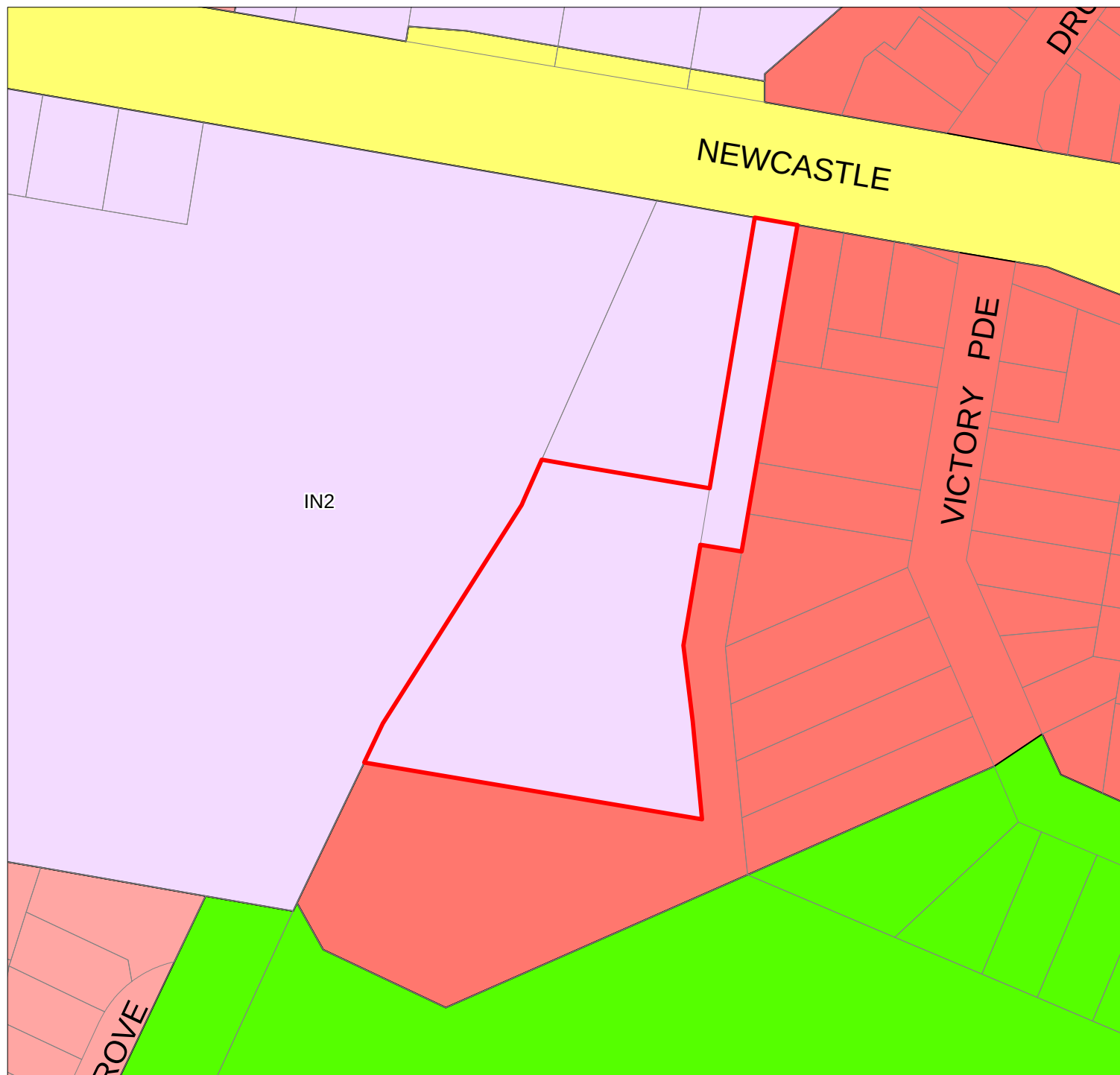


Figure 3



Newcastle Local Environmental Plan 2012

Proposed Land Zoning Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
- Subject Site

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure
- W2 Recreational Waterways
- UL Unzoned Land

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Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Proposed Land Zoning Map

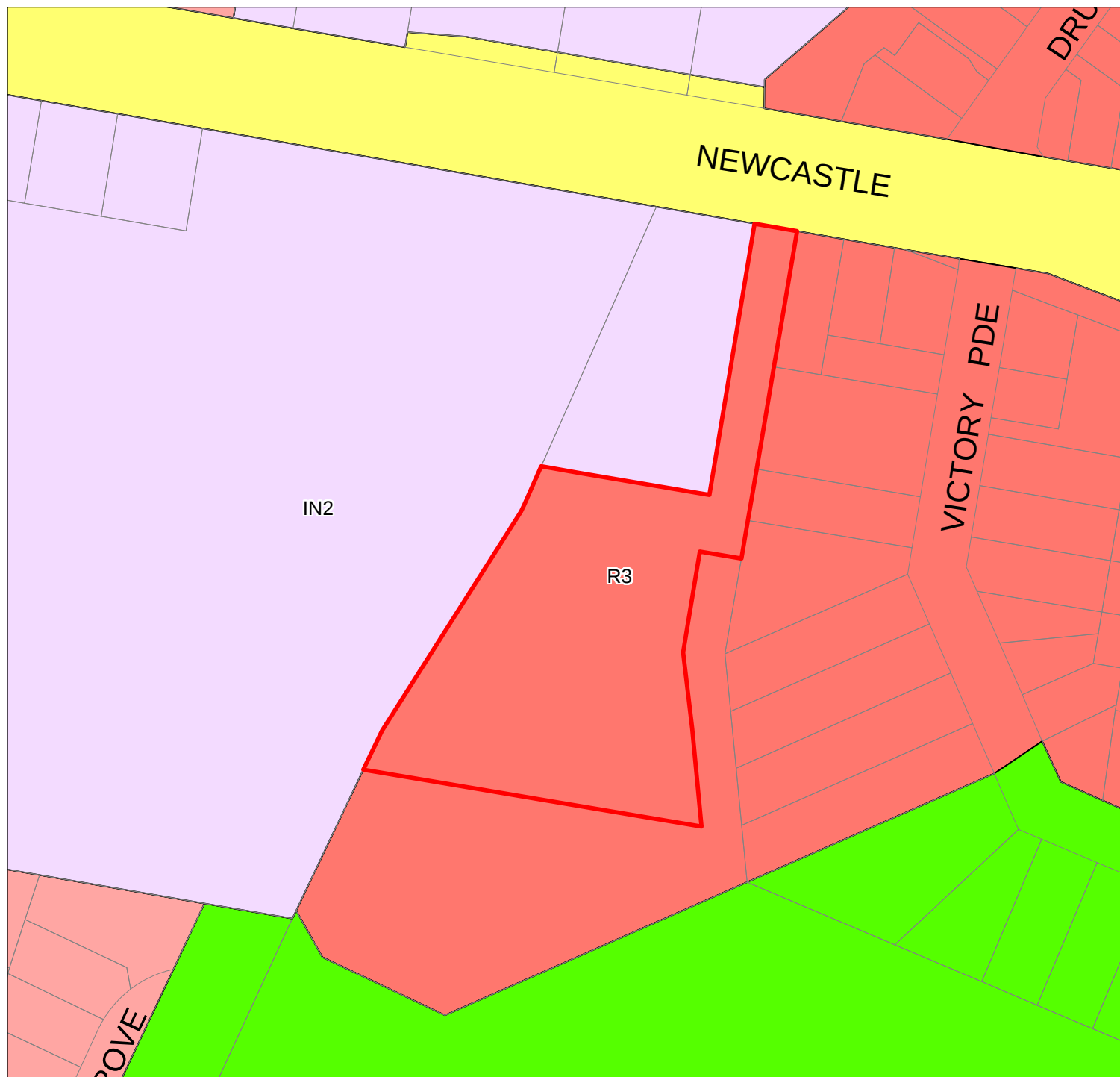


Figure 4



Newcastle Local Environmental Plan 2012

Existing Max Height of Building Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site

Maximum Building Height (m)

I	8.5
K	10
L	11
N	14
P1	17
P2	18
Q	20
R	21
S	24
U	30
V	35
X	45
AA	60
AB	90

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Existing Max Height of Building Map

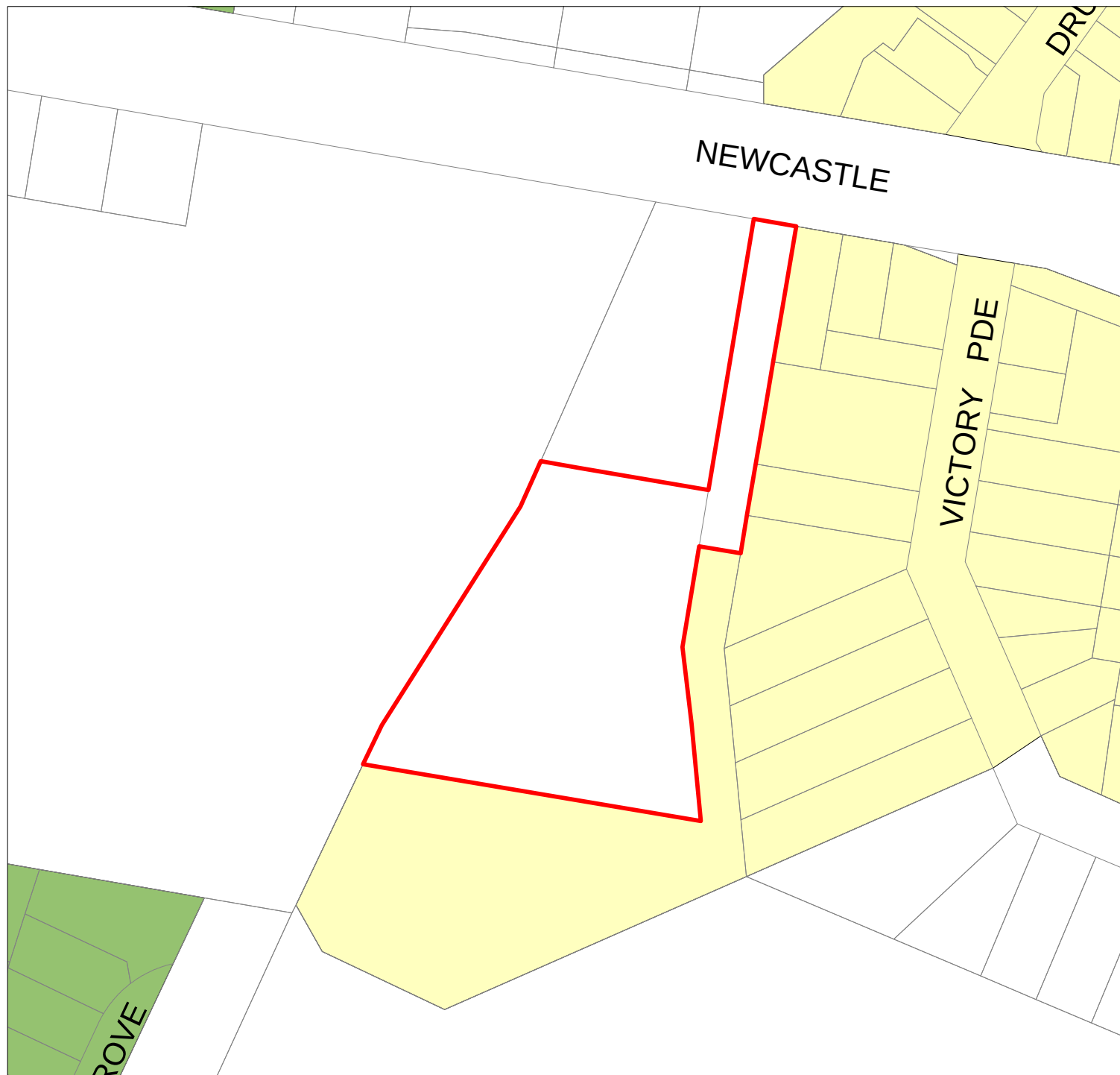


Figure 5



Newcastle Local Environmental Plan 2012

Proposed Max Height of Building Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site

Maximum Building Height (m)

I	8.5
K	10
L	11
N	14
P1	17
P2	18
Q	20
R	21
S	24
U	30
V	35
X	45
AA	60
AB	90



Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Proposed Max Height of Building Map

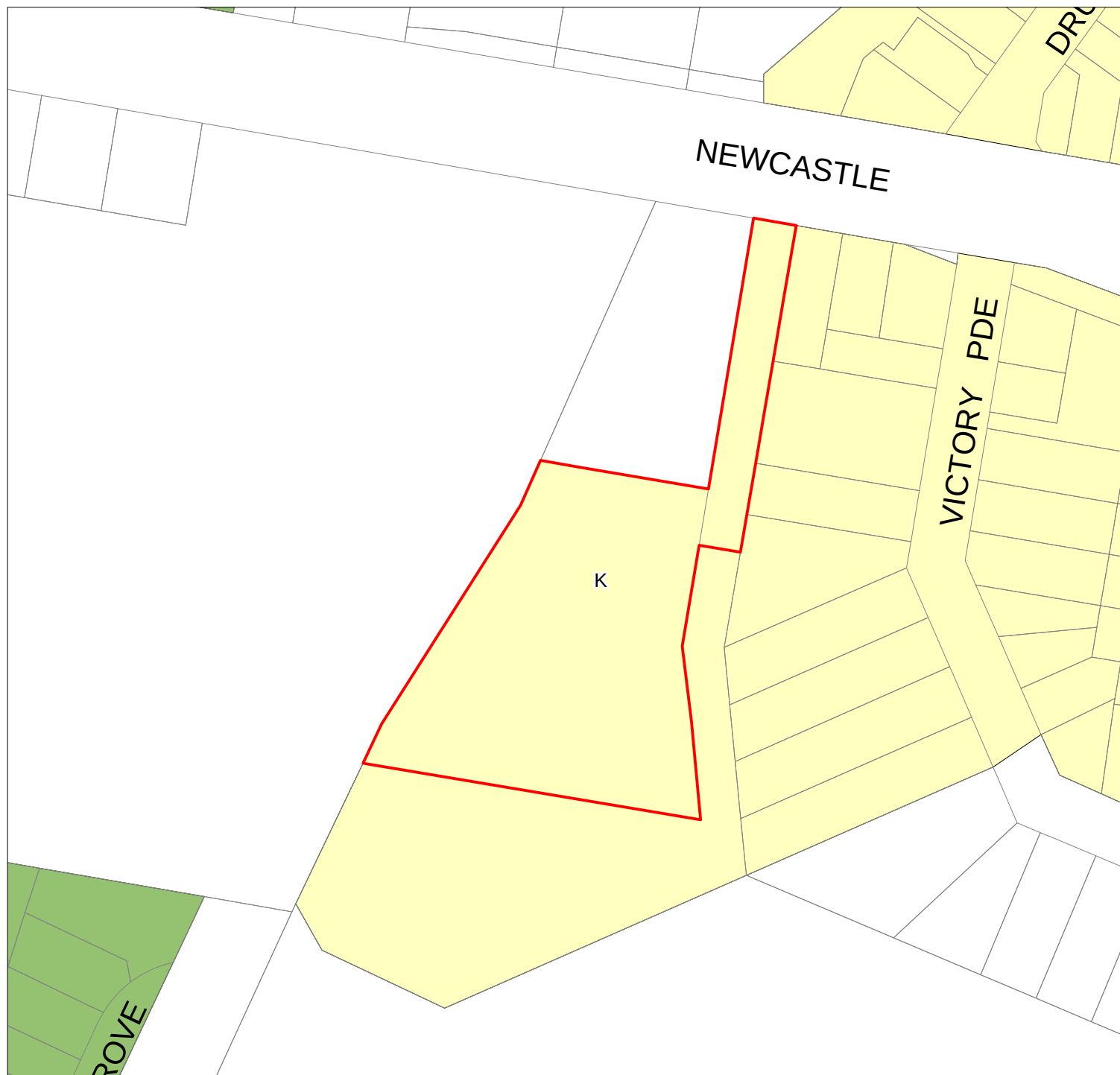


Figure 6



Newcastle Local Environmental Plan 2012

Existing Max Floor Space Ratio Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site

Maximum Floor Space (n:1)

F	0.6
I	0.75
L	0.9
N	1
S	1.5
T	2
U	2.5
V	3
X	4
Z	5
AA	6
AB	7
AC	8

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Existing Maximum Floor Space Ratio Map

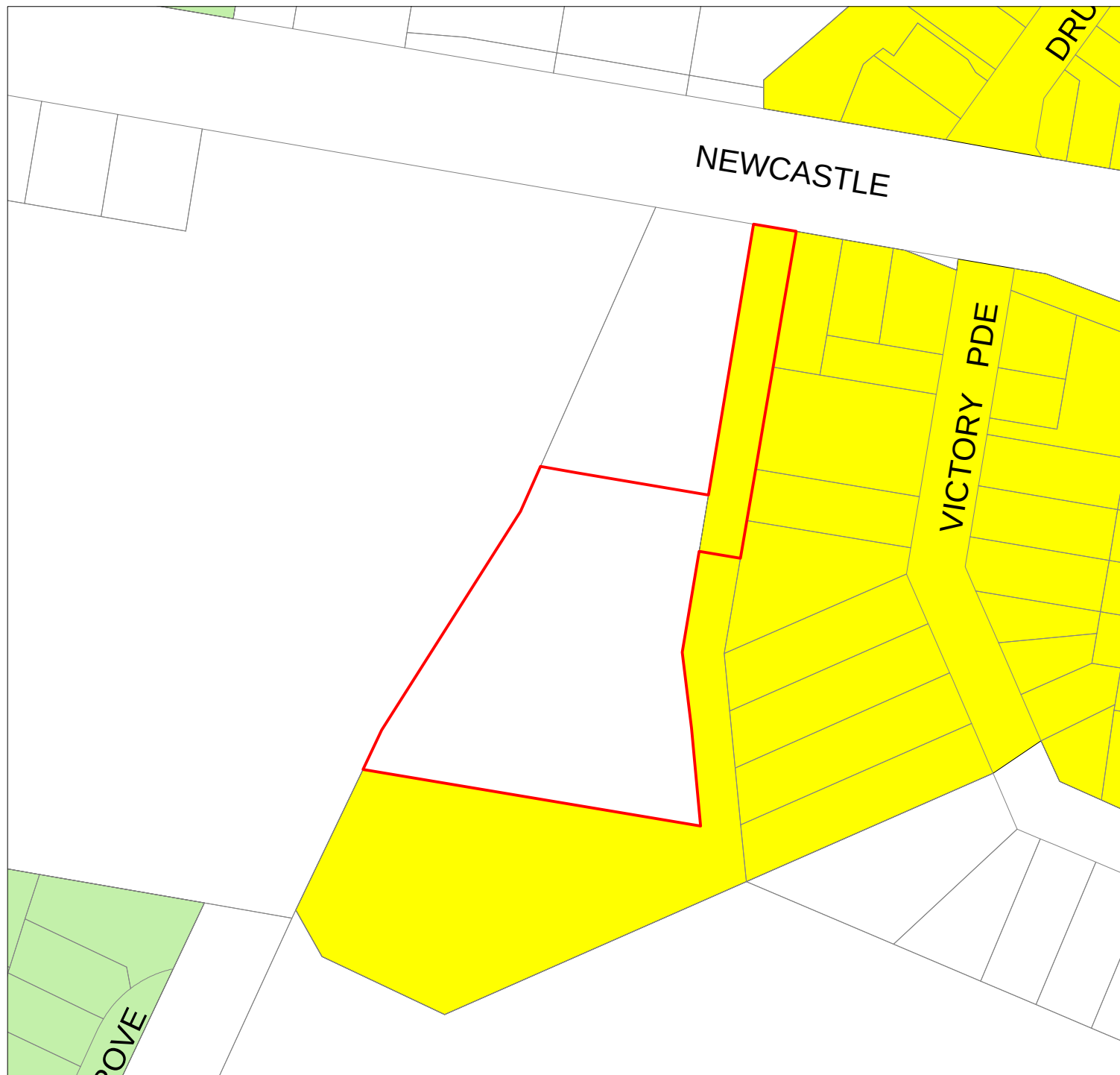


Figure 7



Newcastle Local Environmental Plan 2012

Proposed Max Floor Space Ratio Map

Cadastre

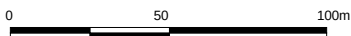
-  Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council
-  Subject Site

Maximum Floor Space (n:1)

	F	0.6
	I	0.75
	L	0.9
	N	1
	S	1.5
	T	2
	U	2.5
	V	3
	X	4
	Z	5
	AA	6
	AB	7
	AC	8

#

Projection GDA 1994
Zone 56



Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Maximum Floor Space Ratio Map

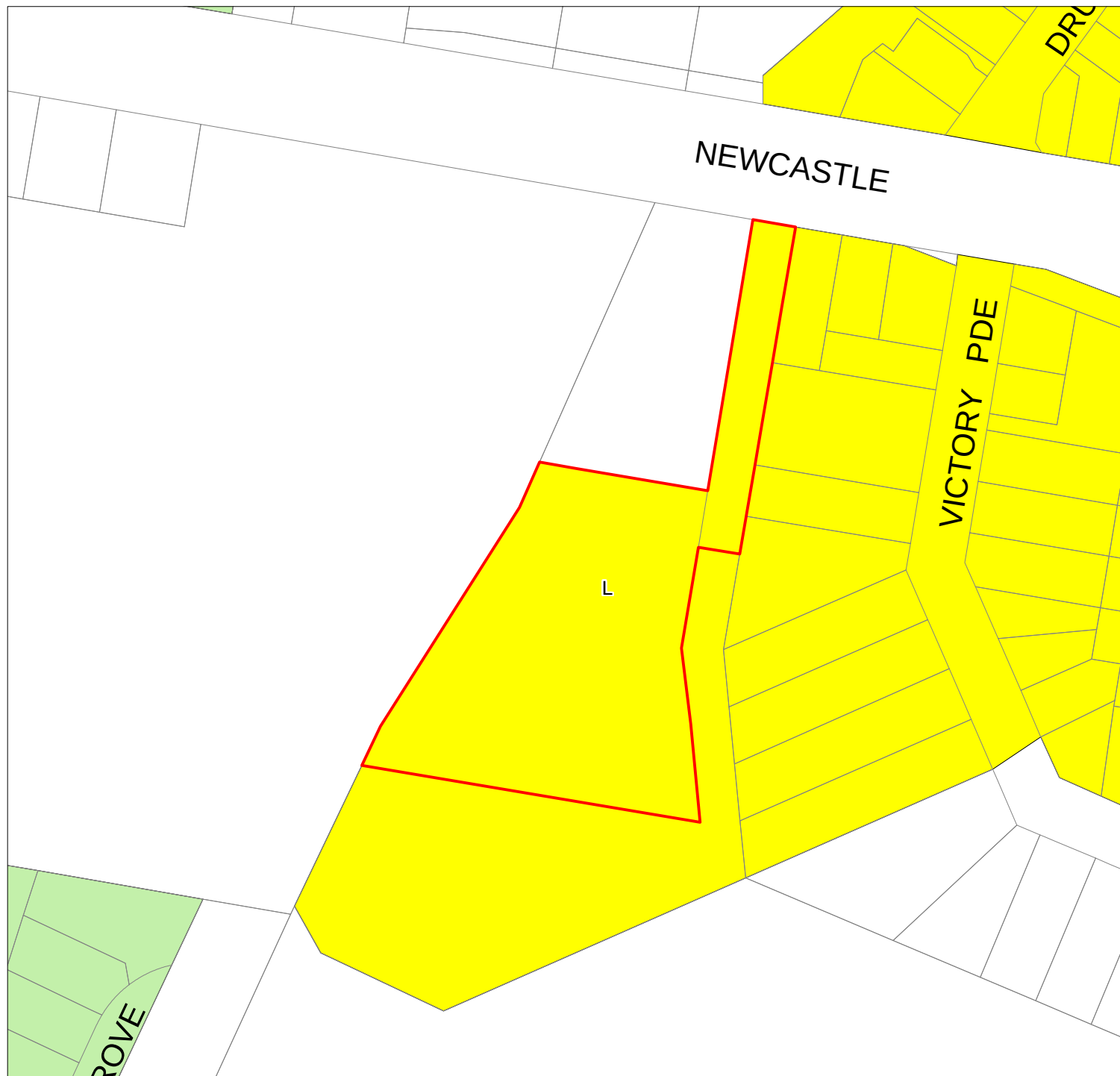


Figure 8



Newcastle Local Environmental Plan 2012

Existing Min Lot Size Map

Minimum Lot Size (sq m)

F	400
G	450
U	1 000
Y	10 000 (1 ha)
Z	20 000 (2 ha)
AB	400 000 (40 ha)

Cadastre

Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Existing Min Lot Size Map

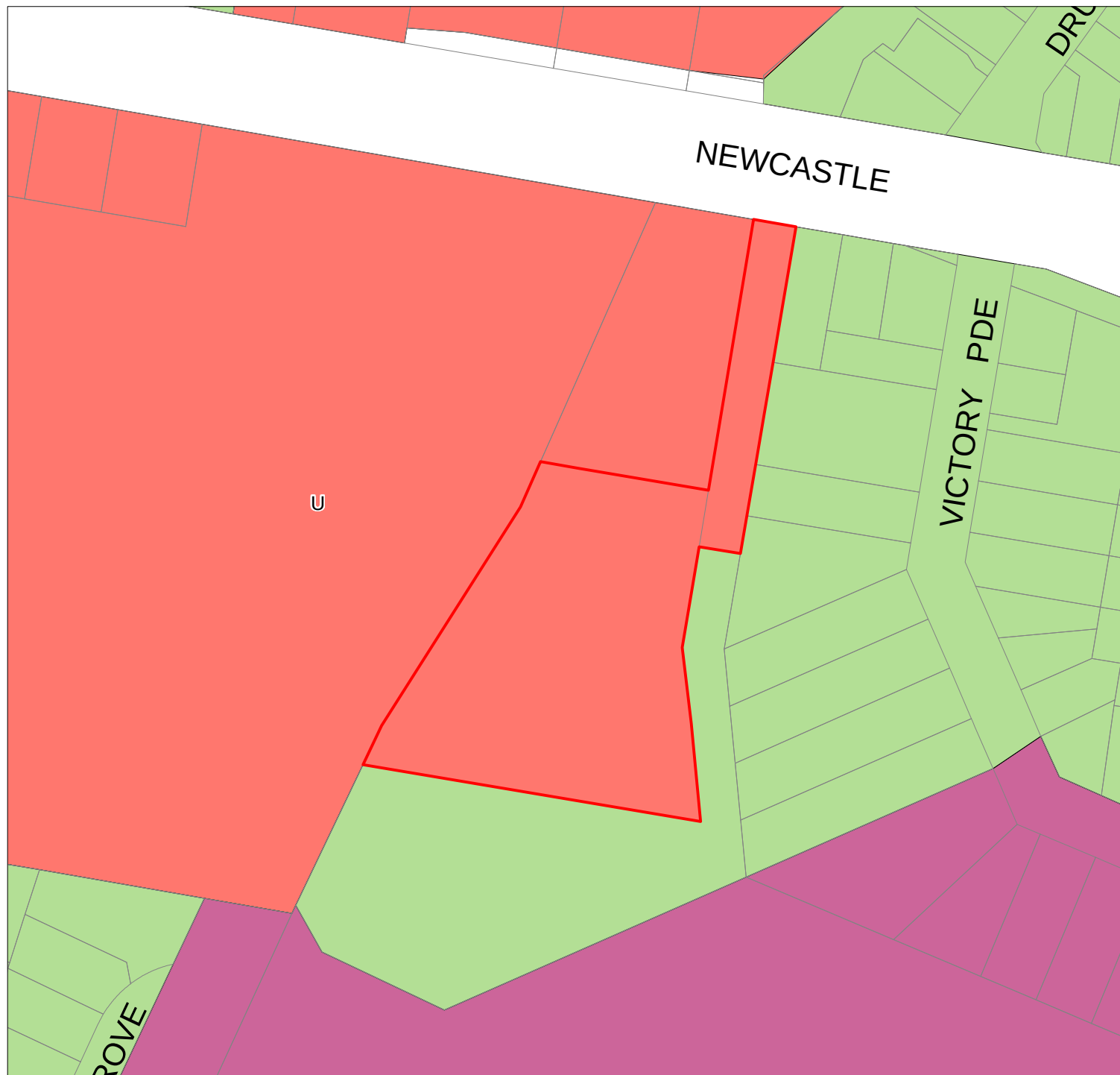


Figure 9



Newcastle Local Environmental Plan 2012

Proposed Min Lot Size Map

Minimum Lot Size (sq m)

F	400
G	450
U	1 000
Y	10 000 (1 ha)
Z	20 000 (2 ha)
AB	400 000 (40 ha)

Cadastre

Cadastre base data 01/08/2007 © LPMA
Addendum data 27/03/2014 © Newcastle City Council

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:2,000 @ A4

Planning Proposal - 147A Newcastle Road Wallsend -
Proposed Min Lot Size Map

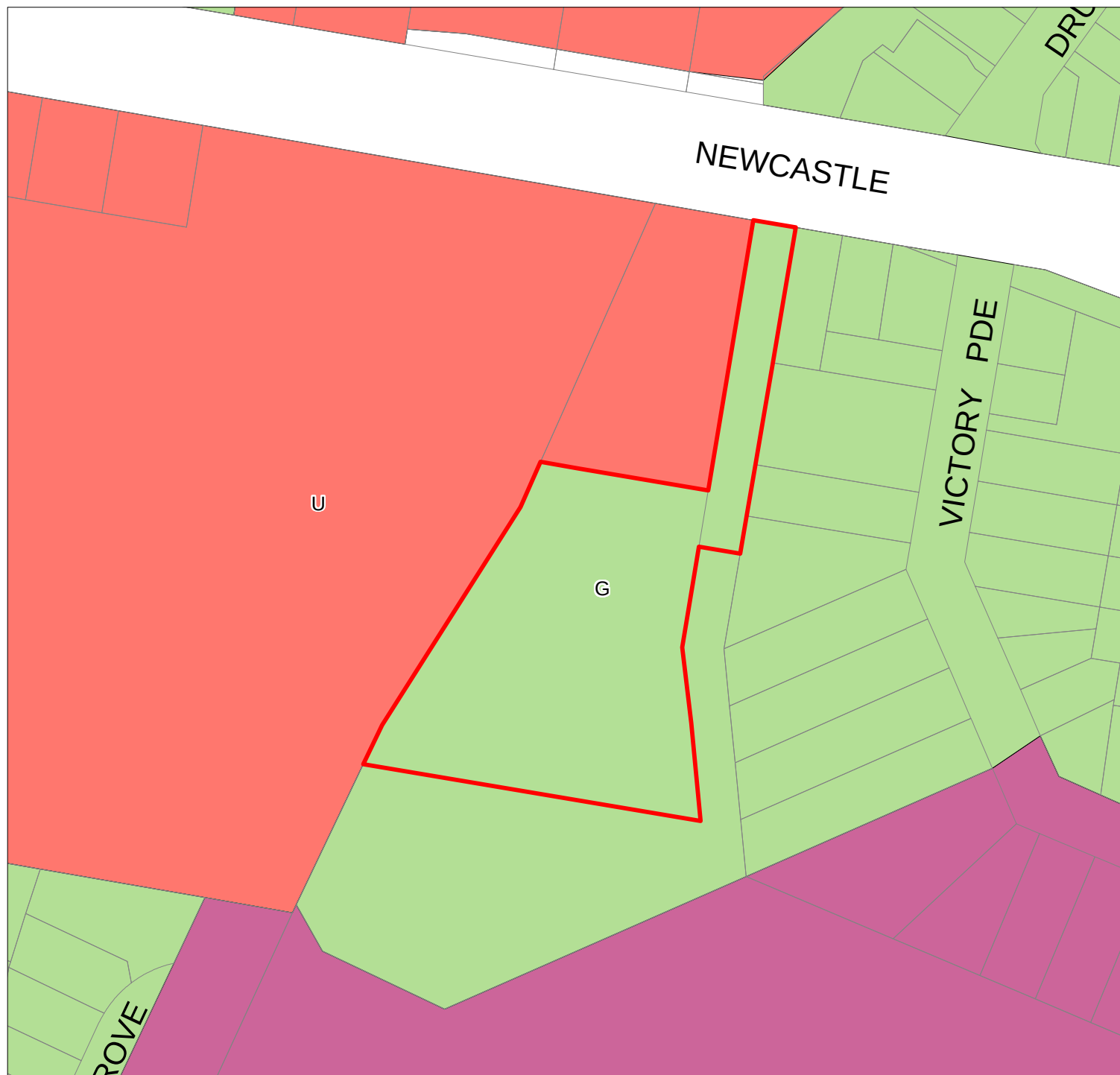


Figure 10

Part 5 – Community Consultation

The planning proposal is considered as low impact in accordance with the Planning and Infrastructure's guidelines, 'A guide to preparing local environmental plans'. Hence it is proposed that the planning proposal will be publicly exhibited for a minimum 14 day period.

Part 6 – Project Timeline

The project is expected to be completed within nine months from Gateway Determination. The following timetable is proposed:

Task	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14
Issue of Gateway Determination									
Prepare any outstanding studies									
Consult with required State Agencies									
Exhibition of planning proposal and technical studies									
Review of submissions and preparation of report to Council									
Report to Council following exhibition									
Planning Proposal sent back to Department requesting that the draft LEP be prepared									