

Mr Jeremy Bath
Chief Executive Officer
City of Newcastle
PO BOX 489
NEWCASTLE NSW 2300

Attn: Timothy Walsh, Senior Urban Planner

Dear Mr Bath,

Newcastle Local Environmental Plan 2012 (Map Amendment No 2)

I refer to the planning proposal to amend *Newcastle Local Environmental Plan 2012* to amend the planning controls for land at 41 & 47 Throsby Street, Wickham.

I want to first acknowledge the time and effort that has gone into preparing the various iterations of the Wickham Master Plan since 2017. I appreciate the precinct-wide constraints, such as mine subsidence, can have an impact on feasibility for certain sites. However, planning certainty for both the community and industry is also an important factor in facilitating a vision and change for an area.

The Department undertook a merit-based review of the post-exhibition planning proposal and the relationship to the future intent for Wickham. In this regard, the review found the various heights proposed on the site resulted in minor differences in overshadowing impact on nearby properties. Notwithstanding, I do appreciate Council was also considering other factors, such as human scale at the streetscape and enabling a transition between the identified precincts, in informing its decision.

I am pleased to advise that as delegate of the Minister for Planning and Homes, I have made the plan, as recommended by City of Newcastle, under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

Should you have any enquiries about this matter, I have arranged for Mr Thomas Holmes to assist you. Mr Holmes can be contacted on 9860 1583.

Yours sincerely



01/07/2022
Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Land Use Strategy