

Administrative Amendment to the Newcastle Local Environmental Plan 2012

April 2014

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Planning Proposal – Administrative Amendments

Summary of Proposal

This Planning Proposal incorporates a number of amendments to the Newcastle Local Environmental Plan (LEP) 2012, which include the following:

Item One – Additional Local Provision (Council Development)

Proposal	Include a new clause that removes the need for the Council to obtain development consent for commonly undertaken civic works and facilities within Part 6 <i>Additional Local Provisions - Generally</i> .
Site Details	The clause will apply to all land to which the Newcastle LEP 2012 applies.
Applicant Details	The proposed amendment was initiated by The City of Newcastle.
Background	Clause 50 <i>Council Development</i> within Newcastle City Centre Local Environmental Plan 2008 (repealed) removed the need for the Council to obtain development consent for commonly undertaken civic works and facilities. The provisions of Clause 50 were not transferred to Newcastle LEP 2012 given the absence of an equivalent clause within the standard LEP template. However, Council wishes to reinstate a similar clause into the Newcastle LEP 2012. See Attachment A for clause.

Item Two – Mapping Anomalies (Shortland)

Proposal

Amend the Land Zoning (LZN) Map to rezone the following:

- Part of 12 Hansen Place, Shortland from B1 Neighbourhood Centre to R2 Low Density Residential.
- 310 Sandgate Road, Shortland from R2 Low Density Residential to B1 Neighbourhood Centre.
- Part of 312 Sandgate Road, Shortland from R2 Low Density Residential to B1 Neighbourhood Centre.

Amend the Floor Space Ratio (FSR) Map to include a Floor Space Ratio (FSR) of:

- 0.75:1 for 12 Hansen Place, Shortland
- 1.5:1 for 310 Sandgate Road, Shortland

Amend the Height of Buildings (HOB) Map as follows:

- A change from 11m to 8.5m for 12 Hansen Place, Shortland.
- Insert a height limit of 11m for 310 Sandgate Road, Shortland.

Amend the Minimum Lot Size (LSZ) Map as follows:

- A minimum lot size of 450sqm for 12 Hansen Place, Shortland.
- Removal of the lot size for 310 and 312 Sandgate Road, Shortland.

Site Details

The proposal applies to land on the southern edge of Shortland's commercial neighbourhood centre along the western side of Sandgate Road as shown in **Figure 1: Air Photo of Site – 12 Hansen Place and 310-312 Sandgate Road, Shortland.**

The land includes the following sites:

- 12 Hansen Street, Shortland, described as Lot 7 DP 226353
- 310 Sandgate Road, Shortland, described as Lot 15 DP 567254
- 312 Sandgate Road, Shortland, described as Lot 14 DP 567254

Applicant Details

The proposed amendment was initiated by The City of Newcastle.

Background

The planning proposal aims to correct a minor mapping anomaly which occurred during the preparation of Newcastle LEP 2012. The amendment will ensure consistency across the subject sites.



Newcastle Local Environmental Plan 2012

Site Air Photo Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © Newcastle City Council
-  Subject Site
-  Suburb boundary

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Site Air Photo Map



Figure 1

Item Three – Mapping Anomaly (The Junction)

Proposal	Amend the Land Reservation Acquisition (LRA) Map to remove the land reservation acquisition layer, for Local Road, from land at 332 and 334 Darby Street, The Junction.
Site Details	The proposal applies to land at the corner of Glebe Road and Darby Street, The Junction as shown in Figure 2 – Air Photo of Local Area - 332 and 334 Darby St, The Junction. The Land includes the following sites: ▪ 332 Darby Street, The Junction, described as Lot 103 DP 37263 ▪ 334 Darby Street, The Junction, described as Lot 102 DP 37263
Applicant Details	The proposed amendment was initiated by The City of Newcastle.
Background	The land reservation acquisition layer was previously applied on the land to enable future road widening works. However, further review of the necessary road design has identified that the additional land is no longer required for road reserve. Hence the land reservation acquisition layer is no longer required.



Newcastle Local Environmental Plan 2012

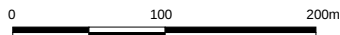
Local Area Context Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © Newcastle City Council
-  Subject Site
-  Suburb boundary
-  LGA boundary



Projection GDA 1994
Zone 56



Scale 1:5,000 @ A4

Planning Proposal - 332 and 334 Darby Street The Junction -
Local Area Context Map



Figure 2

Item Four – Mapping Anomaly (Wallsend)

Proposal	Amend the Floor Space Ratio (FSR) Map to include a FSR of 0.6:1 on land at 9 and 14 Milgate Street, Wallsend. Amend the Height of Buildings (HOB) Map to include a height of 8.5m on land at 9 and 14 Milgate Street, Wallsend.
Site Details	The proposal applies to land at the end of Milgate Street on the North-western periphery of the residential area of Wallsend, as shown in Figure 3 - Air Photo of site - 9 & 14 Milgate St Wallsend. The Land includes the following sites: ▪ 9 Milgate Street, Wallsend, described as Lot 2 DP 524341 ▪ 14 Milgate Street, Wallsend, described as Lot 141 DP 550885
Applicant Details	The proposed amendment was initiated by The City of Newcastle.
Background	The Proposal seeks to correct mapping anomalies found in the Floor Space Ratio Map and the Height of Buildings Map of Newcastle LEP 2012 with respect to the subject land. The aforementioned maps do not currently specify the relevant planning controls for the subject land, despite the land having the same zoning and minimum lot sizes as adjoining sites.



Newcastle Local Environmental Plan 2012

Site Air Photo Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © Newcastle City Council
-  Subject Site
-  Suburb boundary

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 9 and 14 Milgate Street Wallsend -
Site Air Photo Map



Figure 3

Item Five – Mapping Anomaly (Tighes Hill)

Proposal	Amend the Land Zoning (LZN) Map to rezone land at 1 Henry Street, Tighes Hill from R3 Medium Density Residential to B1 Neighbourhood Centre. Amend the Floor Space Ratio (FSR) Map to include a FSR of 1.5:1 on the land at 1 Henry Street, Tighes Hill. Amend the Minimum Lot Size (LSZ) Map by removing the minimum lot size requirements from land at 1 Henry Street, Tighes Hill.
Site Details	The proposal applies to land adjoining to the rear of the commercial (zoned) strip development along the eastern side of Maitland Road, Tighes Hill as shown in Figure 4 - Air Photo of the Site - 1 Henry St, Tighes Hill. The land is located at 1 Henry Street, Tighes Hill and described as Lot 2 Section C DP 61.
Applicant Details	The proposed amendment was initiated by The City of Newcastle.
Background	The site currently consists a single detached dwelling, consistent with the existing uses along Henry Street, as well as providing access through to the adjoining commercial zoned land (203 Maitland Road, Tighes Hill), which is under the same ownership. Under Newcastle LEP 2003 the land was zoned 3 (a) Local Centre Zone. However, during the preparation of the Newcastle LEP 2012 the land was zoned R3 Medium Density Residential rather than being converted to Zone B1 Neighbourhood Centre, as was intended. The landowner has advised that they wish for the land to retain a commercial zoning to enable the redevelopment of both sites in the future for commercial use. Hence it is proposed to rectify the zoning by applying Zone B1 Neighbourhood Centre to the land.



Cadastral

☐ Subject Site

 Suburb boundary



#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Site Air Photo Map

Figure 4

Item Six – Mapping Anomaly (Newcastle)

Proposal

Amend the Land Zoning (LZN) Map to rezone the road reserves surrounding Civic Park in Newcastle from Zone RE1 Public Recreation to:

- Zone B4 Mixed Use for Laman Street, Darby Street, and part of King Street to the east of Darby Street.
- Zone B3 Commercial Core along part of King Street between Auckland and Darby Streets.

Amend the Floor Space Ratio (FSR) Map to include Floor Space Ratios of:

- 2:1 for Laman Street.
- 2.5:1 for Darby Street, and part of King Street to the east of Darby Street.
- 4:1 for part of King Street between Auckland and Darby Streets.

Amend the Height of Buildings (HOB) Map to include a heights of:

- 14m for Laman Street and Darby Street.
- 17m for part of King Street to the east of Darby Street.
- 30m for part of King Street between Auckland and Darby Streets.

Amend the Minimum Lot Size (LSZ) by removing the minimum lot size requirement from all of the subject road reserves.

Site Details

The land includes the following road reserves:

- Part of King Street between Auckland and Darby Streets.
- Part of King Street to the east of Darby Street.
- Part of Laman Street that directly adjoining Civic Park.
- Part of Darby Street, that directly adjoining Civic Park.

The land is shown in **Figure 5** - Air photo of the land – King, Darby & Laman Streets, Newcastle.

Applicant Details

The proposed amendment was initiated by The City of Newcastle

Background

Newcastle LEP 2012 is consistent with the mapping requirements of the NSW Standard LEP Template, which zones all land including road reserves. The zoning of local streets usually take on the zoning of the adjoining land. As a result three of the streets adjoining Civic Park were zoned RE1 Public Recreation.

Item 7 of this proposal seeks to remove the need for development consent for banners in business zones within the city centre. Hence rezoning these road reserves (similar to the zoning of the land opposite Civic Park) will enable these provisions to be implemented consistently across the city centre.



Newcastle Local Environmental Plan 2012

Site Air Photo Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 13/02/2014 © Newcastle City Council
-  Subject Site
-  Suburb boundary

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Site Air Photo Map



Figure 5

Item Seven – Exempt Development (Temporary Promotional Banners)

Proposal	Amend Newcastle LEP 2012 to include 'Temporary promotional banners' within Schedule 2 Exempt Development, to enable such banners to be placed on poles or lighting columns without needing development consent. The exemption will only apply to the Newcastle City Centre.
Site Details	The proposal applies to all land zoned B3 Commercial Core and B4 Mixed Use to which the Newcastle City Centre Map, within Newcastle LEP 2012, applies.
Applicant Details	The proposed amendment was initiated by The City of Newcastle.
Background	The installation of temporary promotional banners, as found on poles and light columns along streets with the city centre, currently require development consent. Recent amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, made in February 2014, enable "<i>construction or installation of a sign or banner that advertises a commercial, community or retail event or a private function (including sponsorship of the event or function)</i>" as exempt development. The Code provides standards that development must meet in order to be exempt. These include: a) not result in more than one banner and one other type of temporary sign facing any road frontage, and b) not have a surface area of more than 6m², and c) be located wholly within the boundaries of the property or, if attached to a building, fence or wall, not project more than 100mm from the building, fence or wall, and d) not be higher than 5m above ground level (existing), and e) not be permanently fixed to a building, fence or wall, and f) if advertising a commercial or retail event—not be constructed or installed in a residential zone, and g) not be illuminated, and h) not be displayed earlier than 14 days before the event, and i) be removed within 2 days after the event. However these changes do not apply to banners located on a pole or lighting column that is owned by Council or an electricity provider. Hence it is proposed that such banners be included in Schedule 2 Exempt development of Newcastle LEP 2012.

Part 1 Objectives and Intended Outcomes

Item One – Additional Local Provision (Council Development)

Remove the need for the Council to obtain development consent for commonly undertaken civic works and facilities that are not covered under the Infrastructure SEPP 2007.

Items Two to Six – Mapping Anomalies

Rectify mapping anomalies within Newcastle LEP 2012 on land at:

- 310 and 312 Sandgate Road, and 12 Hansen Street, Shortland
- 332 and 334 Darby St, The Junction
- 9 and 14 Milgate, St Wallsend
- 1 Henry St, Tighes Hill
- Part of King, Darby & Laman Streets, Newcastle.

Item Seven – Exempt Development (Temporary Promotional Banners)

Remove the need for obtaining development consent for the installation of temporary promotional banners on poles and light columns located within road reserves of the Newcastle City Centre.

Part 2 Explanation of Provisions

Item One – Additional Local Provisions (Council Development)

It is proposed to amend Part 6 Additional Local Provisions to insert a new clause (e.g. Clause 6.8 Council Development) as shown below:

6.8 Council Development

- (1) The objective of this clause is to remove the need for the Council to obtain development consent for commonly undertaken civic works and facilities.
- (2) Despite any other provision of this Plan, development for any purpose may be carried out by or on behalf of the Council on any land, including the public road, without development consent.
- (3) Subclause (2) does not apply to any of the following development:
 - (a) development on land that comprises, or on which there is:
 - (i) an item that is listed on the State Heritage Register or to which an interim heritage order under the Heritage Act, 1977 applies, or
 - (ii) a heritage item unless the development is carried out in accordance with a heritage conservation management plan that has been approved by Council,
 - (b) the erection of a class 1-9 building under the *Building Code of Australia*,
 - (c) development having a capital investment value of more than \$1,000,000,
 - (d) development that is not exempt development under *State Environmental Planning Policy (Infrastructure)* and has a capital investment value of more than \$1,000,000,
 - (e) development for the purposes of car park with more than 30 car parking spaces,
 - (f) development for the purposes of a caravan park.

Item Two – Mapping Anomalies (Shortland)

Amend the following Maps within Newcastle LEP 2012 as described below and shown in Part 4 Mapping of this planning proposal.

- Amend the Land Zoning (LZN) Map to rezone the following:
 - Part of 12 Hansen Place, Shortland from B1 Neighbourhood Centre to R2 Low Density Residential.
 - 310 Sandgate Road, Shortland from R2 Low Density Residential to B1 Neighbourhood Centre.
 - Part of 312 Sandgate Road, Shortland from R2 Low Density Residential to B1 Neighbourhood Centre.
- Amend the Floor Space Ratio (FSR) Map to include a Floor Space Ratio (FSR) of:
 - 0.75:1 for 12 Hansen Place, Shortland.
 - 1.5:1 for 310 Sandgate Road, Shortland.
- Amend the Height of Buildings (HOB) Map as follows:
 - A change from 11m to 8.5m for 12 Hansen Place, Shortland.
 - Insert a height limit of 11m for 310 Sandgate Road, Shortland.
- Amend the Minimum Lot Size (LSZ) Map as follows:
 - A minimum lot size of 450sqm for 12 Hansen Place, Shortland.
 - Removal of the lot size for 310 and 312 Sandgate Road, Shortland.

Item Three – Mapping Anomaly (The Junction)

Amend the following Maps within Newcastle LEP 2012 as described below and shown in Part 4 Mapping of this planning proposal.

- Amend the Land Reservation Acquisition (LRA) Map to remove the land reservation acquisition layer, for Local Road, from land at 332 and 334 Darby Street, The Junction.

Item Four – Mapping Anomaly (Wallsend)

Amend the following Maps within Newcastle LEP 2012 as described below and shown in Part 4 Mapping of this planning proposal.

- Amend the Floor Space Ratio (FSR) Map to include a FSR of 0.6:1 on land at 9 and 14 Milgate Street, Wallsend.
- Amend the Height of Buildings (HOB) Map to include a height of 8.5m on land at 9 and 14 Milgate Street, Wallsend.

Item Five – Mapping Anomaly (Tighes Hill)

Amend the following Maps within Newcastle LEP 2012 as described below and shown in Part 4 Mapping of this planning proposal.

- Amend the Land Zoning (LZN) Map to rezone land at 1 Henry Street, Tighes Hill from R3 Medium Density Residential to B1 Neighbourhood Centre.
- Amend the Floor Space Ratio (FSR) Map to include a FSR of 1.5:1 on the land at 1 Henry Street, Tighes Hill.
- Amend the Minimum Lot Size (LSZ) Map by removing the minimum lot size requirements from land at 1 Henry Street, Tighes Hill.

Item Six – Mapping Anomaly (Newcastle)

Amend the following Maps within Newcastle LEP 2012 as described below and shown in Part 4 Mapping of this planning proposal.

- Amend the Land Zoning (LZN) Map to rezone the road reserves surrounding Civic Park in Newcastle from Zone RE1 Public Recreation to:
 - Zone B4 Mixed Use for Laman Street, Darby Street, and part of King Street to the east of Darby Street.
 - Zone B3 Commercial Core along part of King Street between Auckland and Darby Streets.
- Amend the Floor Space Ratio (FSR) Map to include Floor Space Ratios of:
 - 2:1 for Laman Street.
 - 2.5:1 for Darby Street, and part of King Street to the east of Darby Street.
 - 4:1 for part of King Street between Auckland and Darby Streets.
- Amend the Height of Buildings (HOB) Map to include a heights of:
 - 14m for Laman Street and Darby Street.
 - 17m for part of King Street to the east of Darby Street.
 - 30m for part of King Street between Auckland and Darby Streets.
- Amend the Minimum Lot Size (LSZ) by removing the minimum lot size requirement from all of the subject road reserves.

Item Seven – Exempt Development (Temporary Promotional Banners)

Add 'Temporary promotional banners' as an additional item within Schedule 2 Exempt Development of Newcastle LEP 2012 as follows:

Temporary promotional banners

1. May only be a banner attached to a pole, an electricity pole, or lighting column, which is owned by:
 - (a) The City of Newcastle;
 - or
 - (b) an electricity supply public authority.
2. May only be for the purposes of:
 - (a) advertising and or promoting civic or community events within The City of Newcastle local government area, including public exhibitions, festivals, sporting events, charity events, or the like;
 - and
 - (b) Sponsorship recognition for such events.
3. All banners described in subclause (1) and (2):
 - a. must be located on a public road in either Zone B3 Commercial Centre, or Zone B4 Mixed Use and be within the Newcastle City Centre;
 - and
 - b. must be no larger than 2000mm in length and 800mm in width;
 - and
 - c. must not include advertising of a commercial nature, except for the names of event's sponsors, where located either at the top or bottom of the banner and not utilise more than 20% of the area of the banner;
 - and
 - d. must not be displayed earlier than 14 days before the event and must be removed within 2 days after the event.
4. Written consent must be obtained from the owner of the pole, electricity pole, or lighting column prior to installation or attachment of the banner.

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 planning proposal is initiated by Council to give effect to a number of amendments, which were identified since the introduction of Newcastle LEP 2012.

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

Item One – Additional Local Provision (Council Development)

Yes. While State Environmental Planning Policy (Infrastructure) 2007 allows many Council developments and works to be carried out without consent it does not cover all activities that Council may wish to undertake. Reinstating this clause would allow a faster and more streamlined process for certain types of Council developments and works.

Items Two to Six – Mapping Anomalies

Yes. The proposed amendments will correct a number of existing mapping anomalies within Newcastle Local Environmental Plan 2012.

Item Seven – Exempt Development (Temporary Promotional Banners)

Yes. Recent amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, made in February 2014, enable “construction or installation of a sign or banner on or attached to private property as exempt development. However, these changes do not apply to banners located on a pole or lighting column on a public road.

Hence it is proposed that such banners be included in Schedule 2 Exempt development of Newcastle LEP 2012.

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)?

The proposed amendments (Items One to Seven) identified within this planning proposal are of a minor nature and hence are unlikely to have any consequence with respect to the Lower Hunter Regional Strategy.

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 and updated in 2013. The Plan identifies the community's vision for "a smart, liveable, and sustainable city".

The Community Strategic Plan also identifies the community's vision for "decision-making based on collaborative, transparent and accountable leadership." Allowing this planning proposal to be placed on public exhibition will support this principle.

Newcastle Urban Strategy (NUS)

The Newcastle Urban Strategy (NUS) is a land use policy aimed to guide sustainable development.

An action of the NUS is to "increase the efficiency and effectiveness of Council operations". Items One and Seven of this planning proposal are consistent with this action.

The proposed mapping amendments (Items Two to Six) identified within this planning proposal are of a minor nature and hence are unlikely to have any consequence with respect to the Newcastle Urban Strategy.

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

The proposed amendments (Items One to Seven) identified within this planning proposal are consistent with applicable State Environmental Planning Policies. See table below:

Table 1 - Consideration of State Environmental Planning Policies

Name of SEPP	Applicable	Consistency
State Environmental Planning Policy No 1 Development Standards	No	
State Environmental Planning Policy No 14 Coastal Wetlands	No	
State Environmental Planning Policy No 15 Rural Landsharing Communities	No	
State Environmental Planning Policy No 19 Bushland in Urban Areas	No	
State Environmental Planning Policy No 21 Caravan Parks	No	
State Environmental Planning Policy No 26 Littoral Rainforests	No	
State Environmental Planning Policy No 29 Western Sydney Recreation Area	No	
State Environmental Planning Policy No 30 Intensive Agriculture	No	
State Environmental Planning Policy No 32 Urban Consolidation (Redevelopment of Urban Land)	No	
State Environmental Planning Policy No 33 Hazardous and Offensive Development	No	
State Environmental Planning Policy No 36 Manufactured Home Estates	No	
State Environmental Planning Policy No 39 Spit Island Bird Habitat	No	
State Environmental Planning Policy No 44 Koala Habitat Protection	Yes	The items are of minor significance and will not impact on any Koala habitat.
State Environmental Planning Policy No 47 Moore Park Showground	No	
State Environmental Planning Policy No 50 Canal Estate Development	No	
State Environmental Planning Policy No 52 Farm Dams and Other Works in Land and Water Management Plan Areas	No	
State Environmental Planning Policy No 55 Remediation of Land	No	
State Environmental Planning Policy No 59 Central Western Sydney Economic and Employment Area	No	

Name of SEPP	Applicable	Consistency
State Environmental Planning Policy No 62 Sustainable Aquaculture	No	
State Environmental Planning Policy No 64 Advertising and Signage	No	
State Environmental Planning Policy No 65 Design Quality of Residential Flat Development	No	
State Environmental Planning Policy No 70 Affordable Housing (Revised Schemes)	No	
State Environmental Planning Policy No 71 Coastal Protection	No	
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	Note: Item Seven identifies an additional use for Schedule 2 Exempt Development within Newcastle LEP 2012, which is not otherwise included within this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	
State Environmental Planning Policy (Infrastructure) 2007	No	Note: Item One includes uses not otherwise identified within this SEPP as being permissible without consent.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	No	
State Environmental Planning Policy (Major Development) 2005	No	
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	
State Environmental Planning Policy (Rural Lands) 2008	No	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007	No	
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	
SEPP (State and Regional Development) 2011	No	

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

Due to the minor nature of the planning proposal, there are no inconsistencies with the following Section 117 Directions. See table below:

Table 2 - Consideration of Section 117 Directions

S117 Direction	Applicable	Consistent
1. Employment and Resources		
1.1 Business and Industrial Zones	Yes Items Two and Five	Due to minor nature of the amendment there is no inconsistency with this direction.
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		
3.1 Residential Zones	Yes Items Two and Five	Due to minor nature of the amendment there is no inconsistency with this direction.
3.2 Caravan Parks and Manufactured Home Estates	No	
3.3 Home Occupations	No	
3.4 Integrating Land Use and Transport	No	
3.5 Development Near Licensed Aerodromes	No	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	No	
4.2 Mine Subsidence and Unstable Land	Items Three to Six are affected by Mine Subsidence Districts.	Yes, the proposals are of minor significance. Note: Subsequent DAs on the land to alter or erect improvements will require approval from the Mine Subsidence Board.
4.3 Flood Prone Land	Items Three, Four, and Six consist flood prone land	Yes, the provisions of the planning proposal that are inconsistent are of minor significance.
4.4 Planning for Bushfire Protection	No	

S117 Direction	Applicable	Consistent
5. Regional Planning		
5.1 Implementation of Regional Strategies	Yes	Yes the planning proposal is of minor significance.
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	Yes	Yes the planning proposal does not include provisions to require subsequent DAs to seek approvals by other agencies.
6.2 Reserving Land for Public Purposes	Yes	Yes. Item Six will reduce the area of Open Space zoning but not that of the land reserved for public purposes, as it only seeks to rezone the road reserves.
6.3 Site Specific Provisions	Yes	Yes the planning proposal complies with this direction as Item Seven does not require an additional restriction given the City Centre is already included as a map in Newcastle LEP 2012.

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?

The proposed amendments (Items One to Seven) identified within this planning proposal are of a minor nature and hence are unlikely to have any consequence with respect to critical habitat or threatened species, populations or ecological communities, or their habitats.

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

The items within this planning proposal are of a minor scale and nature and unlikely to cause any environmental effects.

The proposed local clause for 'Council Development' will not apply to heritage items unless the development is carried out in accordance with a heritage conservation management plan that has been approved by Council.

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

The items within this planning proposal are of a minor scale and nature and unlikely to have any social or economic implications.

Item one will improve efficiency for Council in providing infrastructure and civil works.

Item seven will assist Council and community organisations by removing the unnecessary need for applying for development consent each time a banner was to be attached along streets within the city centre.

Section D - State and Commonwealth interests

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

Due to the minor nature of the planning proposal, public infrastructure should not be impacted.

Item one will improve Council's ability in providing infrastructure and civil works.

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

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

Part 4 – Mapping

The Matrix below identifies which map sheets (of Newcastle LEP 2012) are proposed to be amended as a result of Items Two to Six of the planning proposal.

Map Grid	Mapping Type										
	FSR	LAP	LZN	WRA	ASS	HOB	LSZ	LRA	CL1	HER	URA
001											
001A											
001B											
001C											
001D											
002											
002A											
002B	Item Four					Item Four					
002C											
002D											
002E	Item Two		Item Two			Item Two	Item Two				
002F											
002G											
002H											
003											
004											
004A											
004B											
004C											
004D											
004E											
004F	Item Five		Item Five				Item Five				
004FA											
004G								Item Three			
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

Item Two – Mapping Anomalies (Shortland)

Item Two seeks to amend the following maps within Newcastle LEP 2012:

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

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

- **Figure 6** Existing Land Zoning Map – 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 7** Proposed Land Zoning Map – 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 8** Existing Height of Buildings Map – 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 9** Proposed Height of Buildings Map– 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 10** Existing FSR Map– 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 11** Proposed FSR Map– 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 12** Existing Lot Size Map– 12 Hansen Place, 310 and 312 Sandgate Road, Shortland
- **Figure 13** Proposed Lot Size Map– 12 Hansen Place, 310 and 312 Sandgate Road, Shortland



Newcastle Local Environmental Plan 2012

Existing Land Zoning Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Existing Land Zoning Map

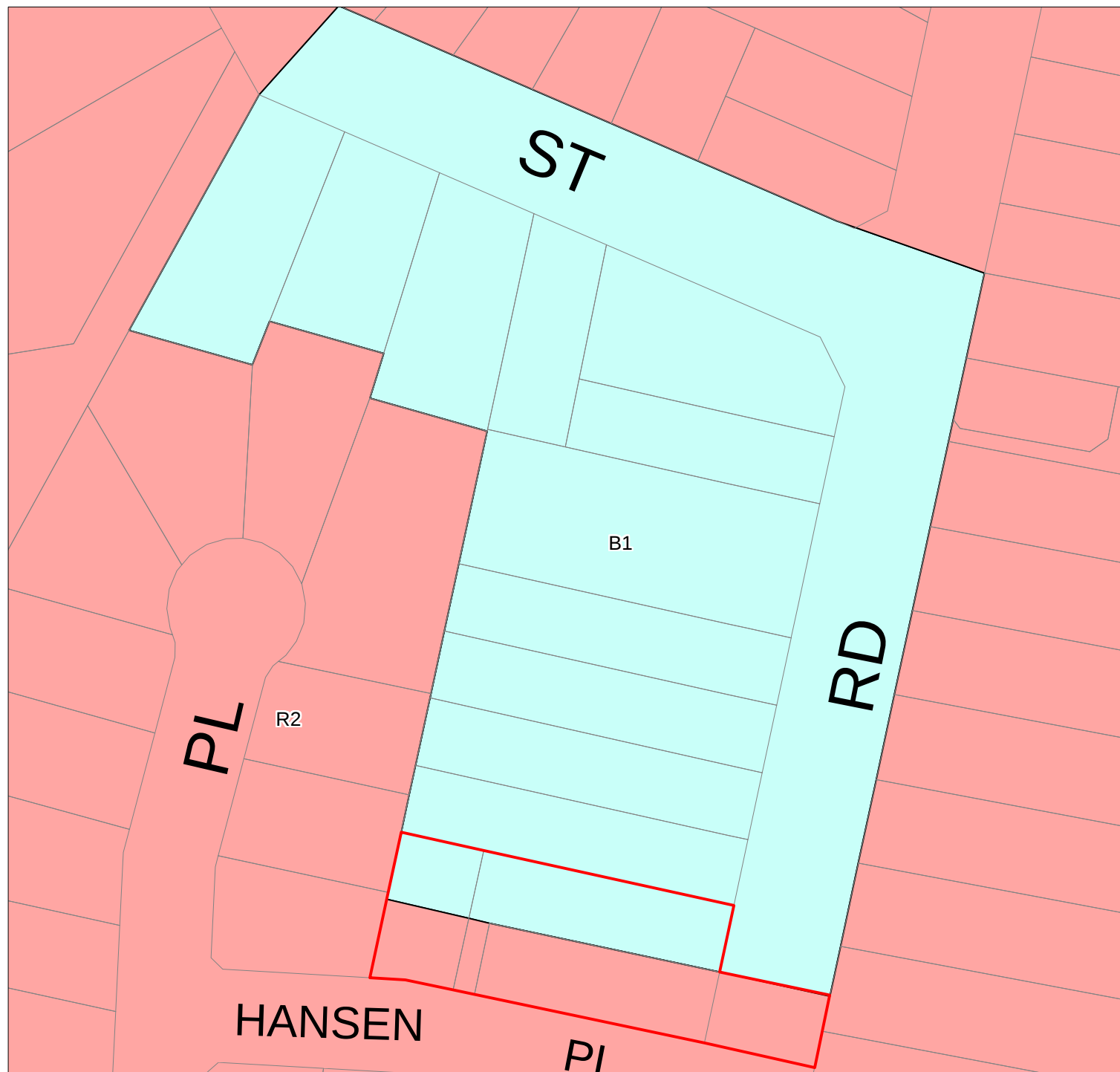


Figure 6



Newcastle Local Environmental Plan 2012

Proposed Land Zoning Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Proposed Land Zoning Map

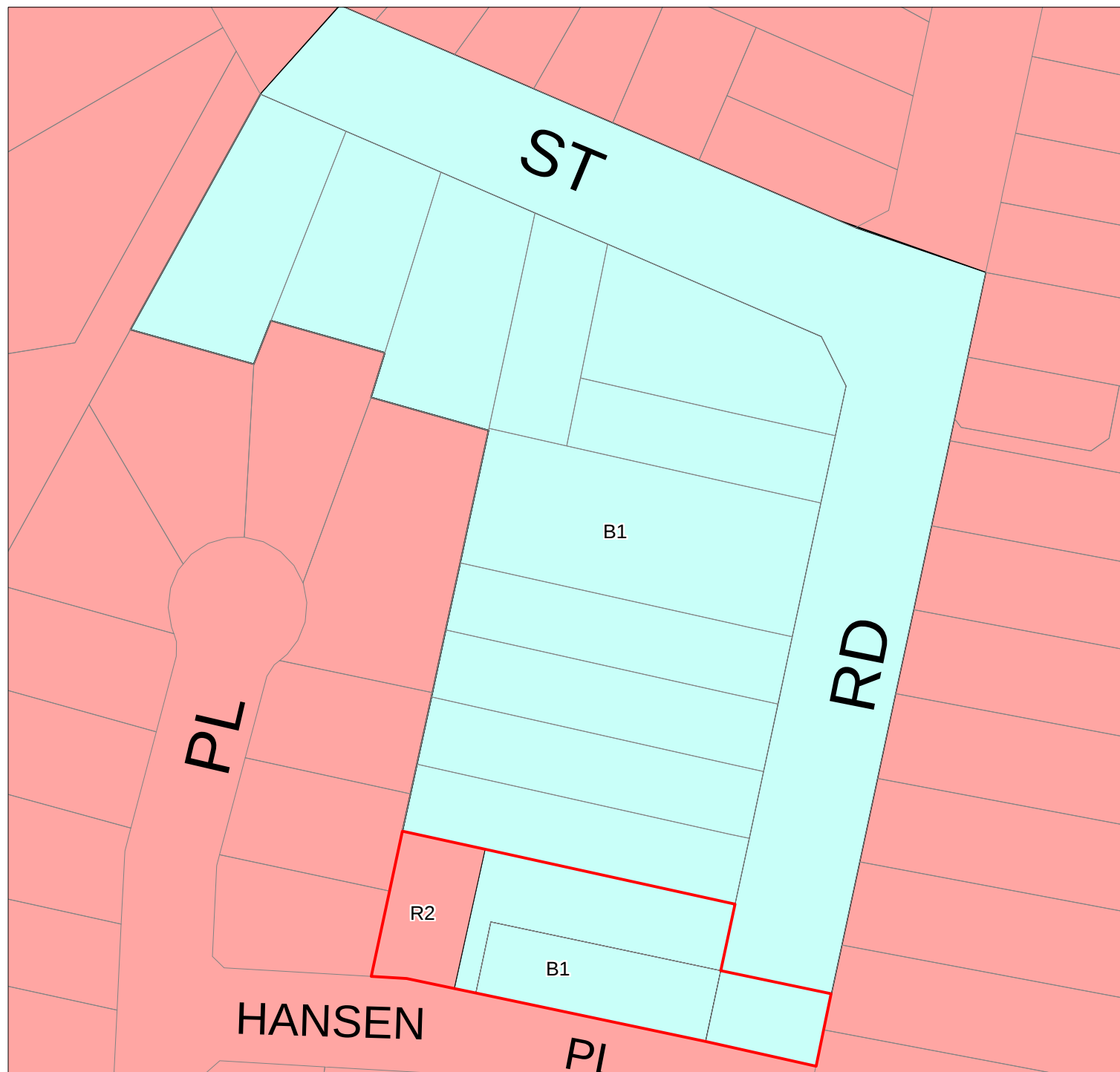


Figure 7



Newcastle Local Environmental Plan 2012

Existing Max Height of Building Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Existing Max Height of Building Map

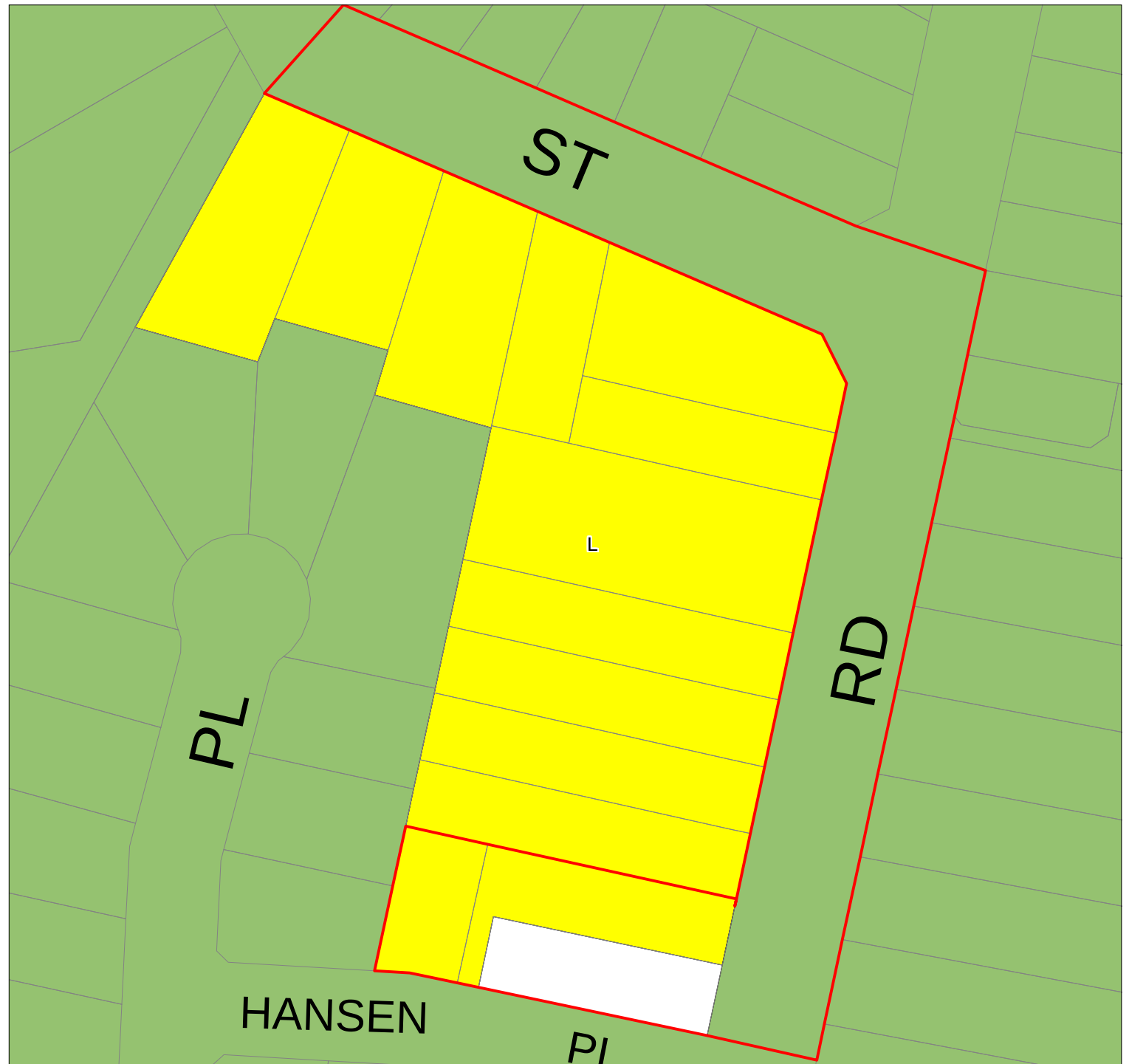


Figure 8



Newcastle Local Environmental Plan 2012

Proposed Max Height of Building Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Proposed Max Height of Building Map

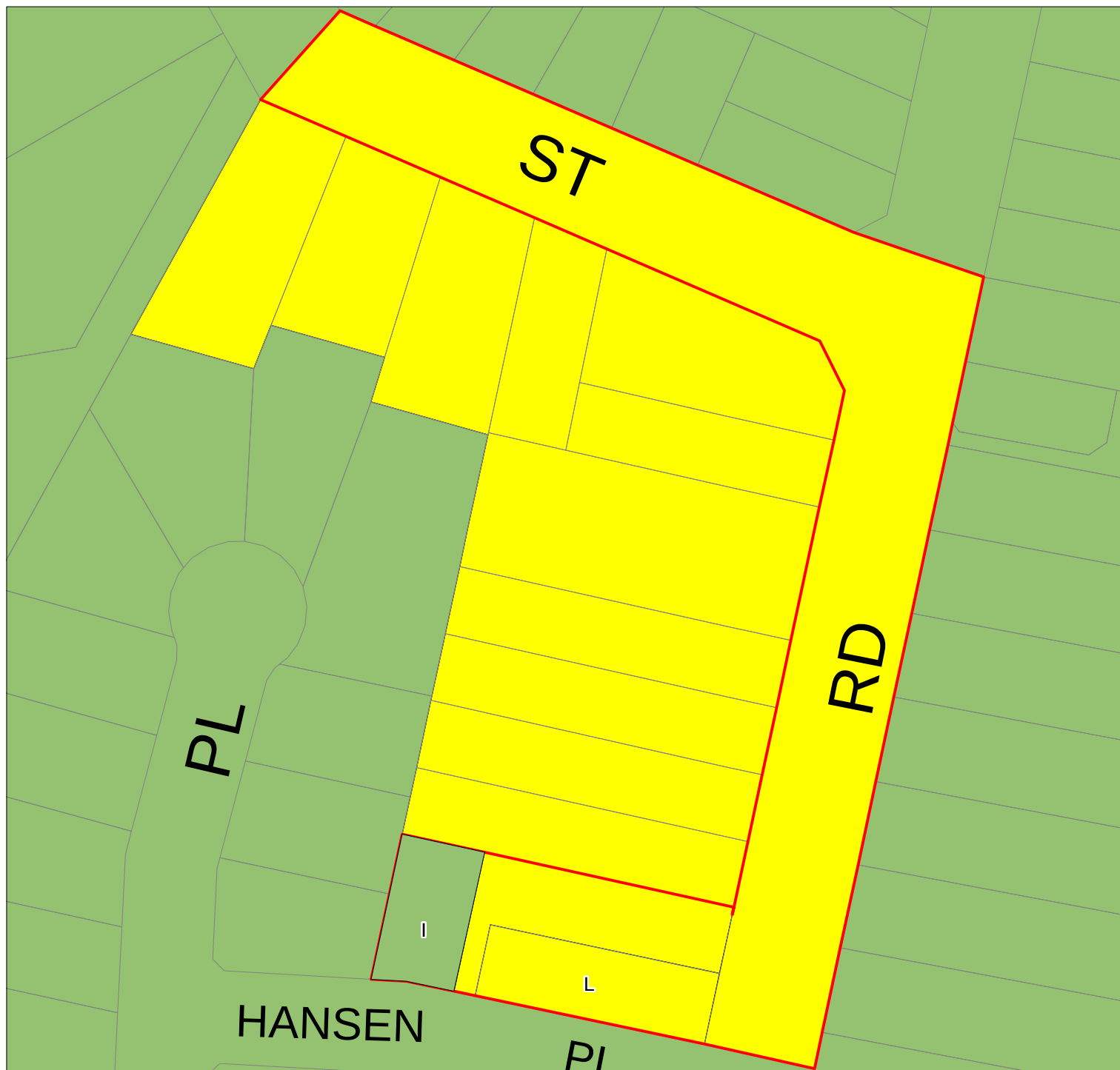


Figure 9



Newcastle Local Environmental Plan 2012

Existing Max Floor Space Ratio Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Existing Maximum Floor Space Ratio Map

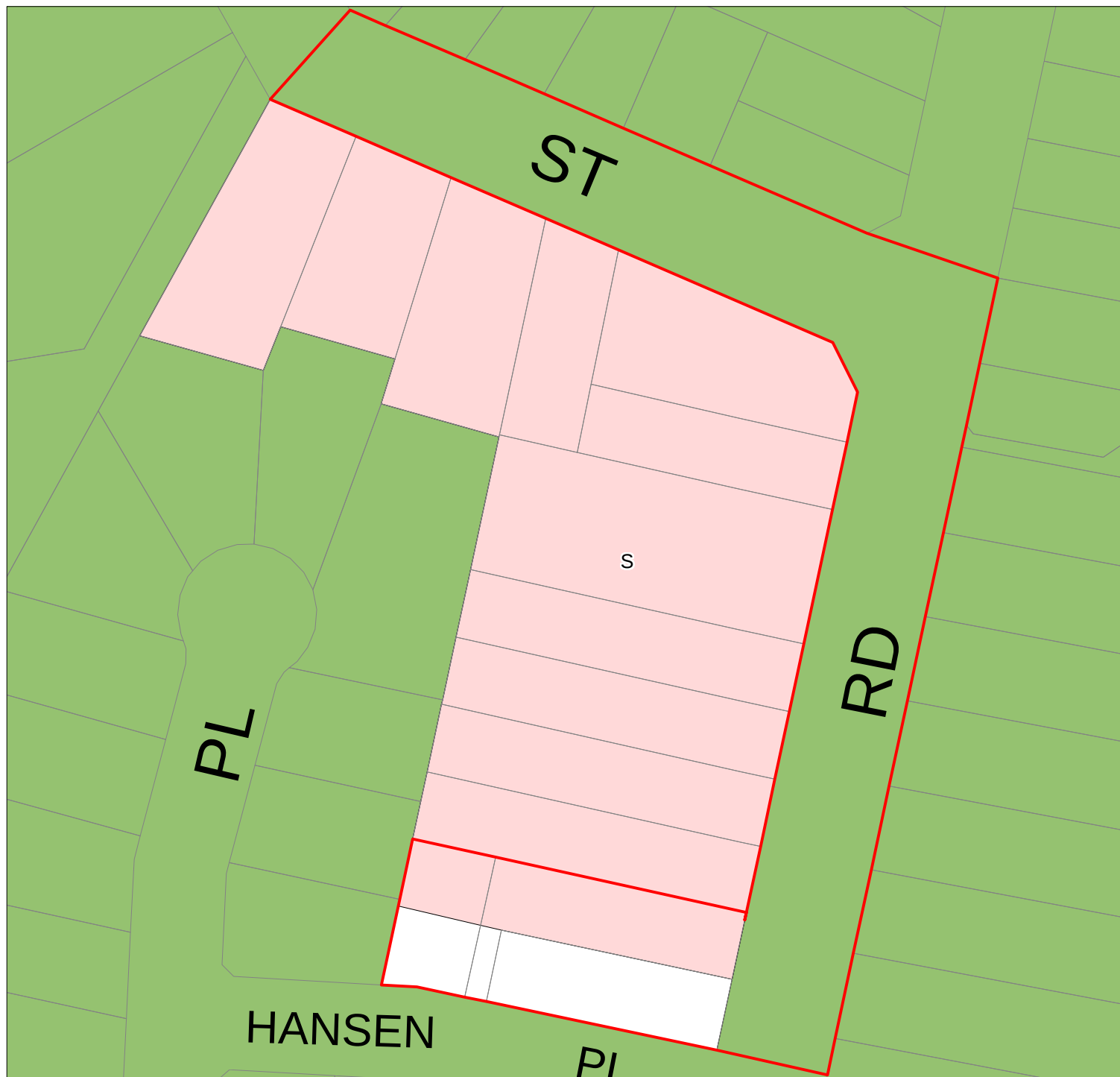


Figure 10



Newcastle Local Environmental Plan 2012

Proposed Max Floor Space Ratio Map

Cadastral

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Maximum Floor Space Ratio Map

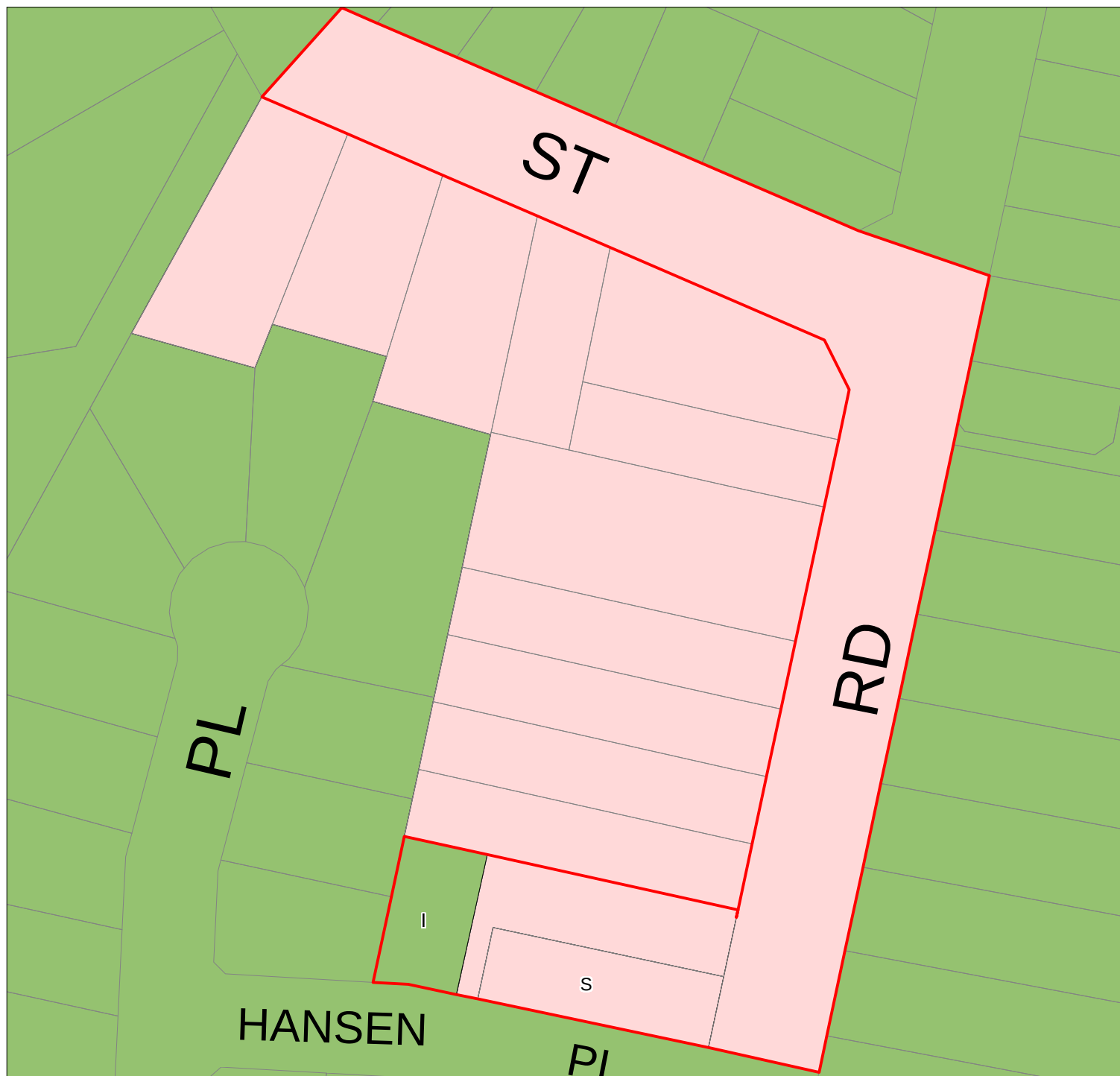


Figure 11



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)

Cadastral

□ Cadastral base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © Newcastle City Council

□ Subject Site

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Existing Min Lot Size Map

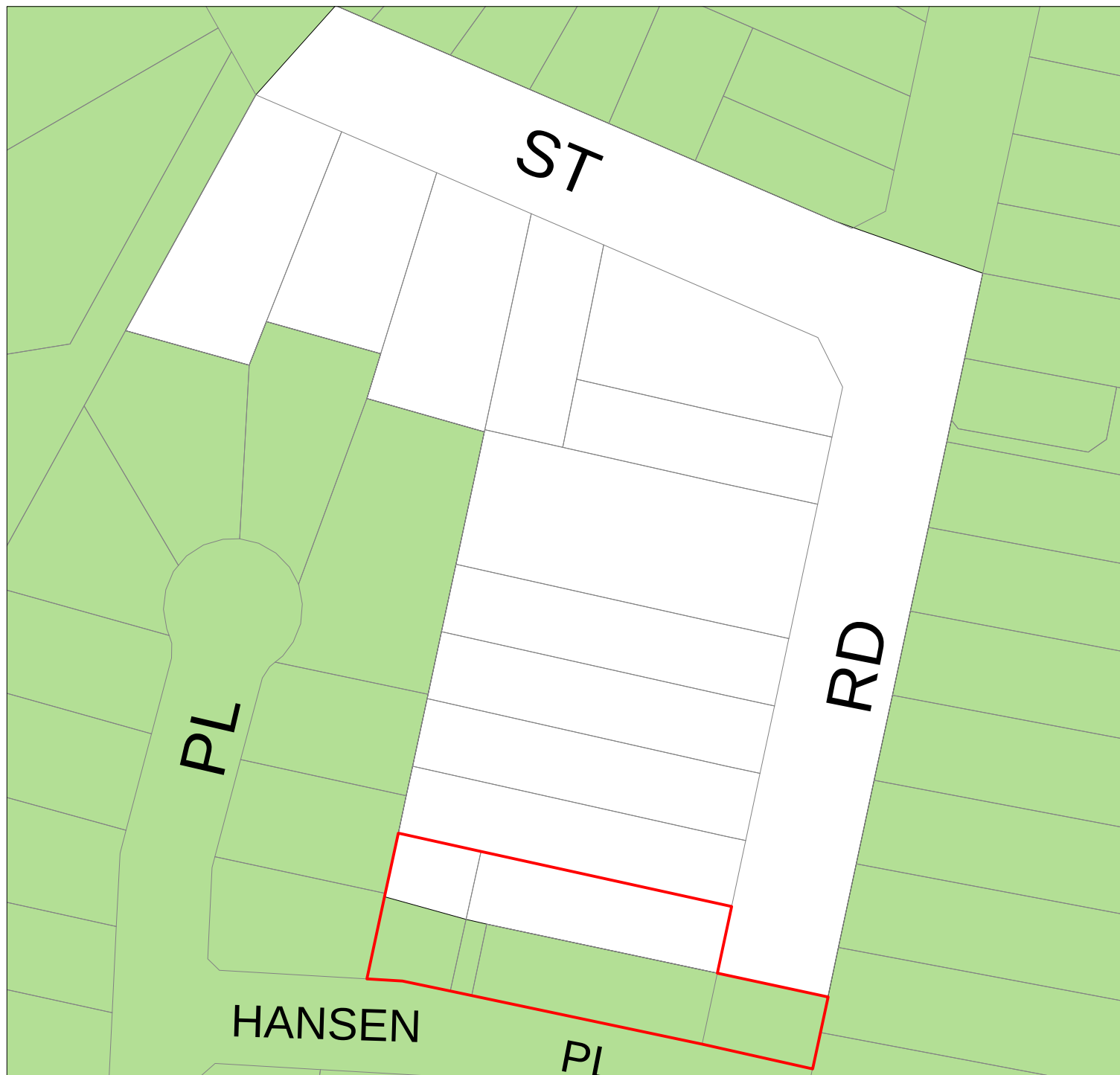


Figure 12



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)

Cadastral

□ Cadastral base data 01/08/2007 © LPMA
Addendum data 04/02/2014 © Newcastle City Council

□ Subject Site

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 12 Hansen Place, 310-312 Sandgate Road Shortland -
Proposed Min Lot Size Map

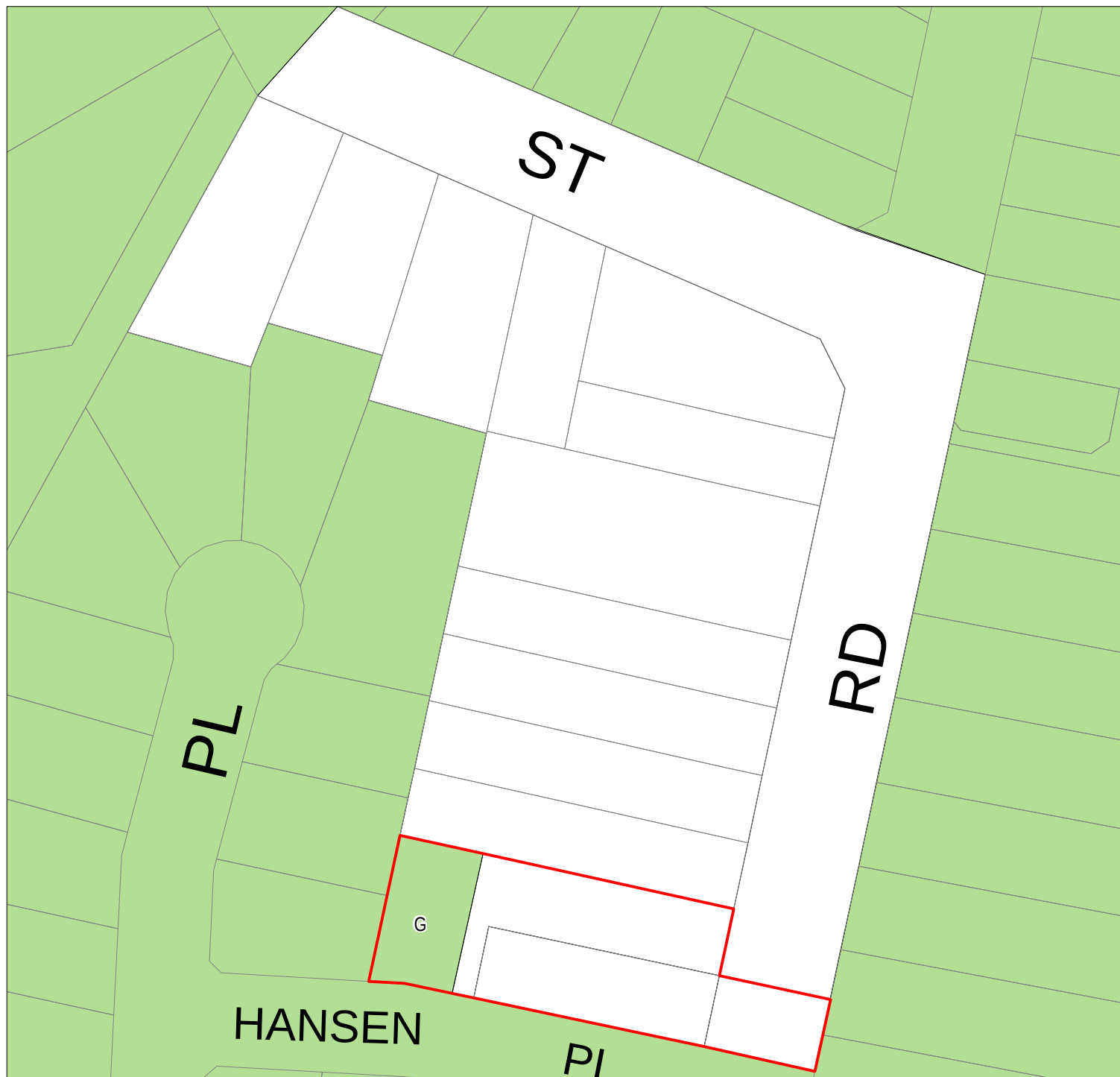


Figure 13

Item Three – Mapping Anomaly (The Junction)

Item Three only seeks to amend the Land Reservation Acquisition Map within Newcastle LEP 2012.

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

- **Figure 14** Existing Land Reservation Acquisition Map - 332 and 334 Darby Street, The Junction
- **Figure 15** Proposed Land Reservation Acquisition Map - 332 and 334 Darby Street, The Junction



Newcastle Local Environmental Plan 2012

Land Reservation Acquisition Map

Land Reservation Acquisition

 Local Road (R2)

Cadastral

 Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © Newcastle City Council



Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 332 and 334 Darby Street The Junction -
Land Reservation Acquisition Map



Figure 14



Newcastle Local Environmental Plan 2012

Proposed Land Reservation Acquisition Map

Land Reservation Acquisition

 Local Road (R2)

Cadastral

 Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © Newcastle City Council



Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 332 and 334 Darby Street The Junction -
Land Reservation Acquisition Map

Figure 15

Item Four – Mapping Anomaly (Wallsend)

Item Four seeks to amend the following maps within Newcastle LEP 2012:

- Floor Space Ratio Map
 - Height of Buildings Map
-
- **Figure 16** Existing Height of Buildings Map - 9 & 14 Milgate Street, Wallsend
 - **Figure 17** Proposed Height of Buildings Map - 9 & 14 Milgate Street, Wallsend
 - **Figure 18** Existing Floor Space Ratio Map - 9 & 14 Milgate Street, Wallsend
 - **Figure 19** Proposed Floor Space Ratio Map - 9 & 14 Milgate Street, Wallsend



Newcastle Local Environmental Plan 2012

Existing Max Height of Building Map

Cadastral

 Cadastral base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 9 and 14 Milgate Street Wallsend -
Existing Max Height of Building Map

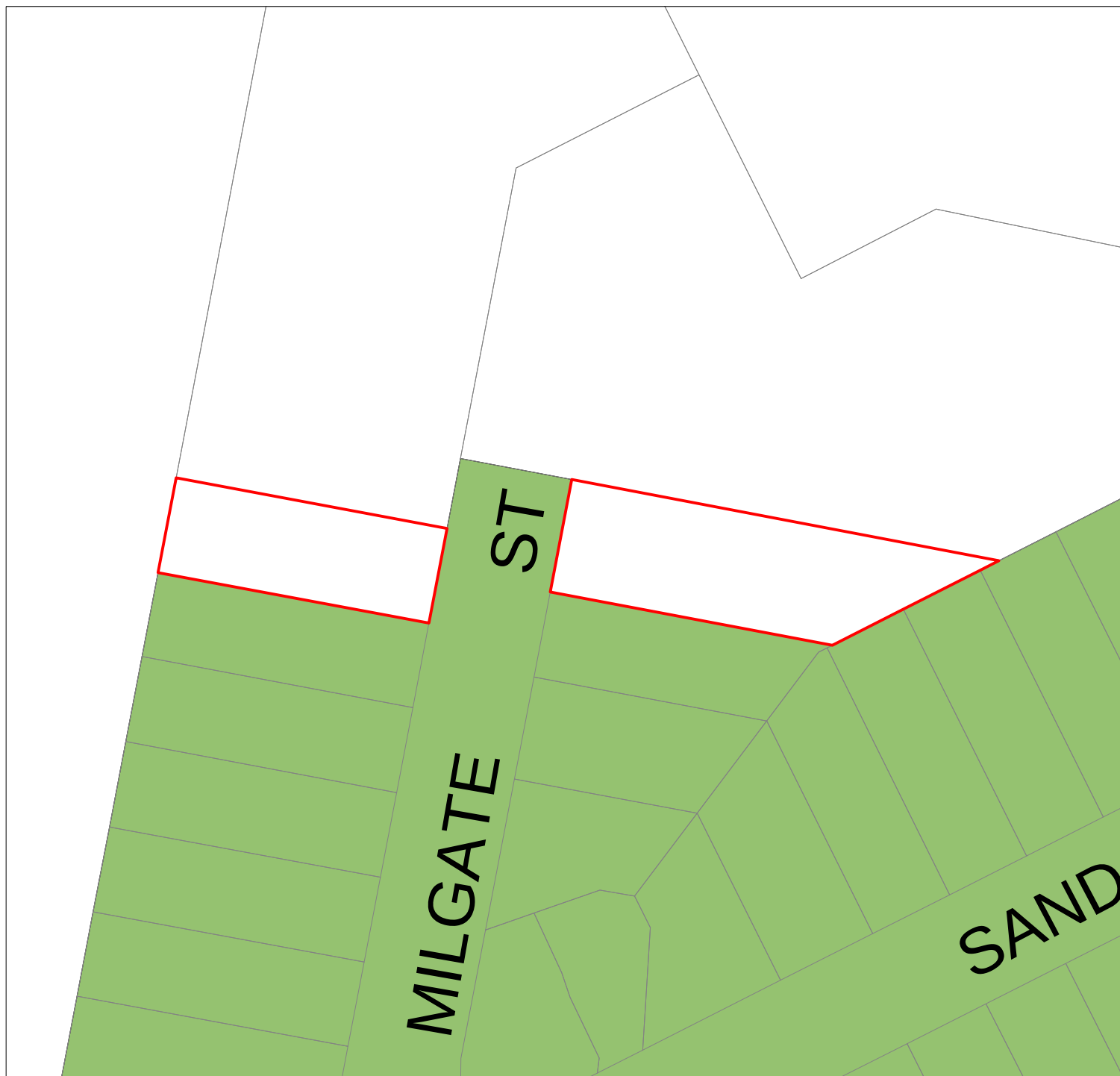


Figure 16



Newcastle Local Environmental Plan 2012

Proposed Max Height of Building Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 9 and 14 Milgate Street Wallsend -
Proposed Max Height of Building Map

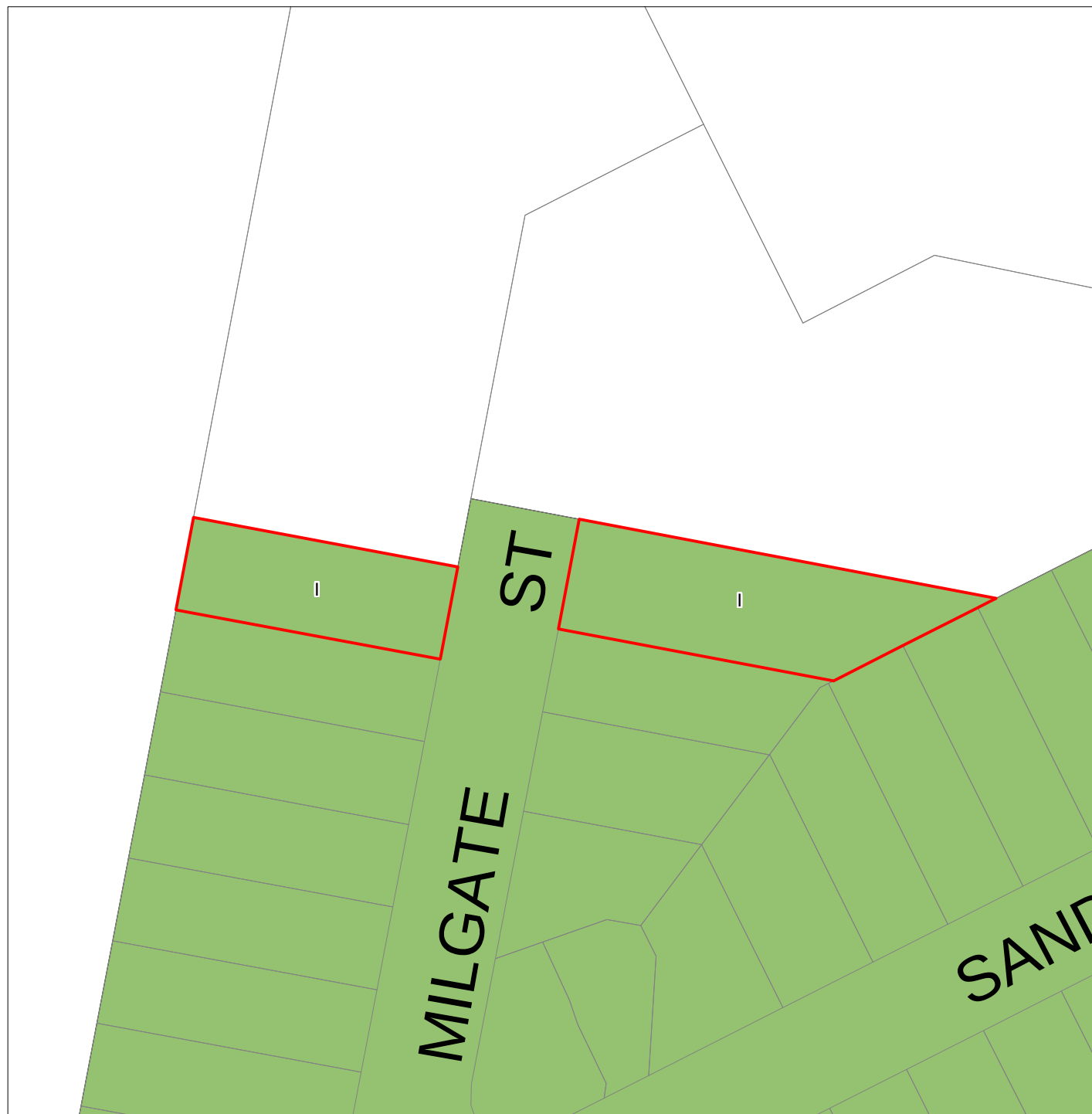


Figure 17



Newcastle Local Environmental Plan 2012

Existing Max Floor Space Ratio Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 9 and 14 Milgate Street Wallsend -
Existing Maximum Floor Space Ratio Map

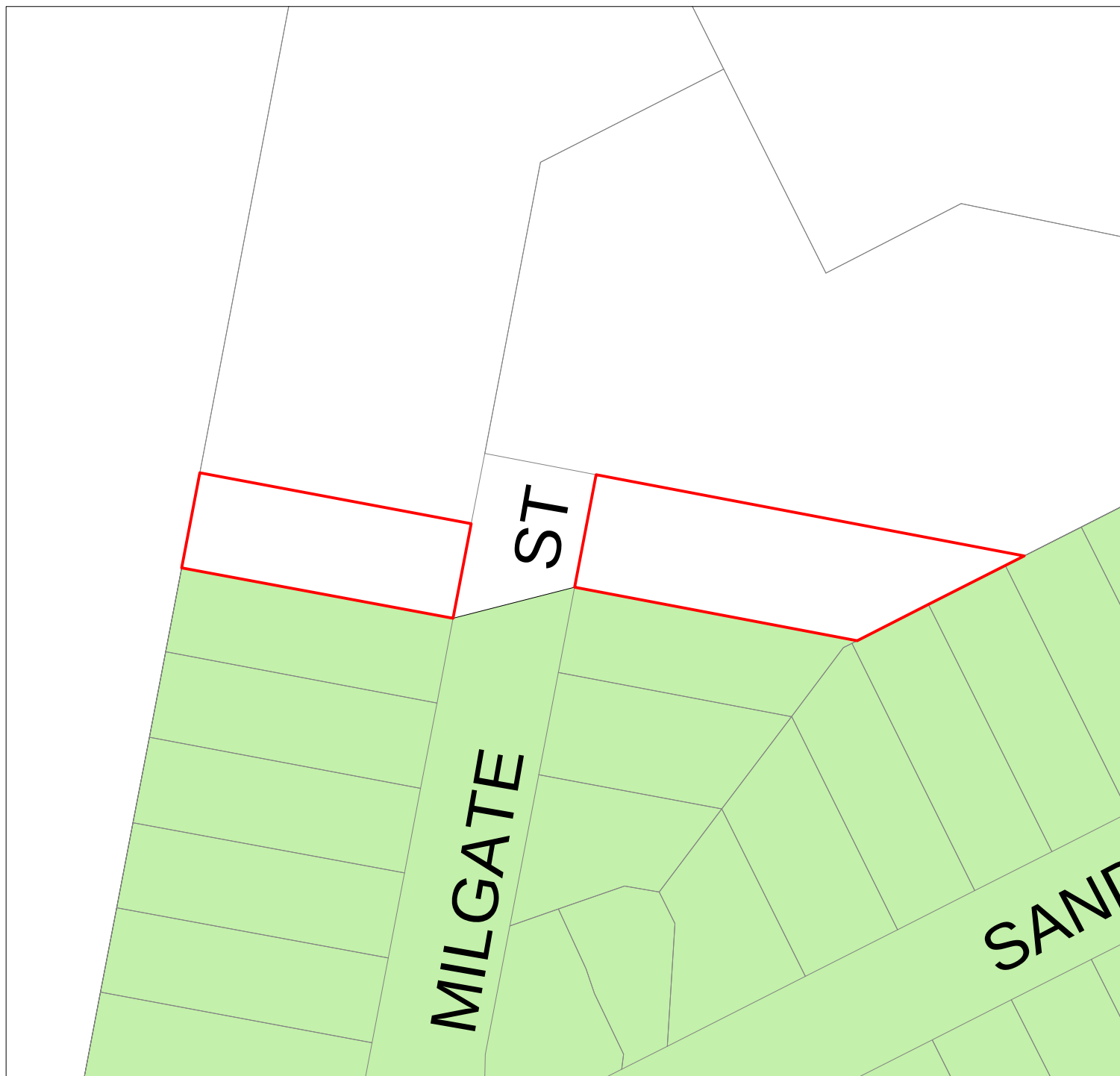


Figure 18



Newcastle Local Environmental Plan 2012

Proposed Max Floor Space Ratio Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 9 and 14 Milgate Street Wallsend -
Maximum Floor Space Ratio Map

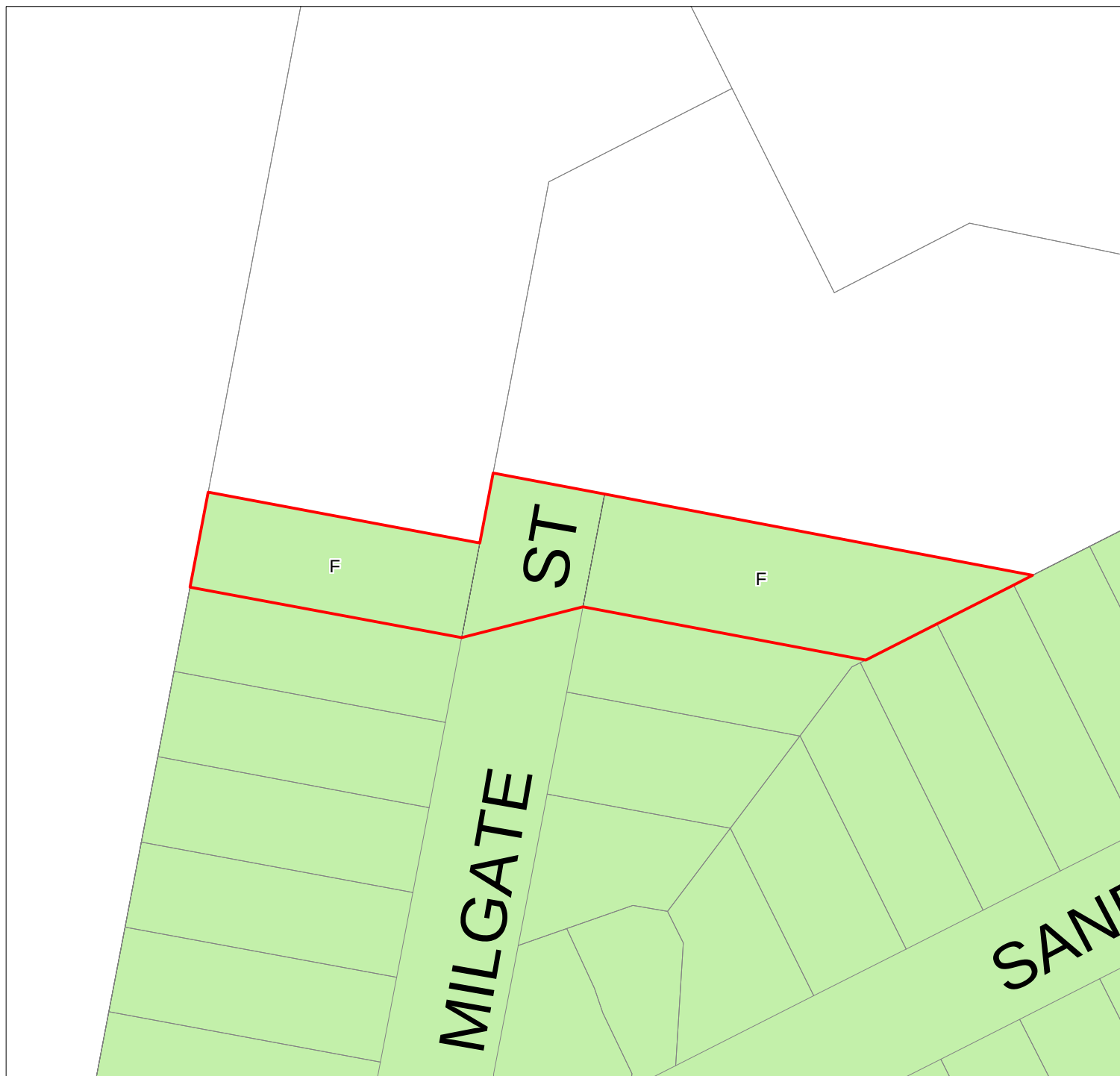


Figure 19

Item Five – Mapping Anomaly (Tighes Hill)

Item Five seeks to amend the following maps within Newcastle LEP 2012:

- Land Zoning Map
- Floor Space Ratio Map
- Lot Size Map

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

- **Figure 20** Existing Land Zoning Map – 1 Henry Street, Wallsend
- **Figure 21** Proposed Land Zoning Map – 1 Henry Street, Wallsend
- **Figure 22** Existing Floor Space Ratio Map – 1 Henry Street, Wallsend
- **Figure 23** Proposed Floor Space Ratio Map – 1 Henry Street, Wallsend
- **Figure 24** Existing Lot Size Map – 1 Henry Street, Wallsend
- **Figure 25** Proposed Lot Size Map – 1 Henry Street, Wallsend



Newcastle Local Environmental Plan 2012

Existing Land Zoning Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Existing Land Zoning Map

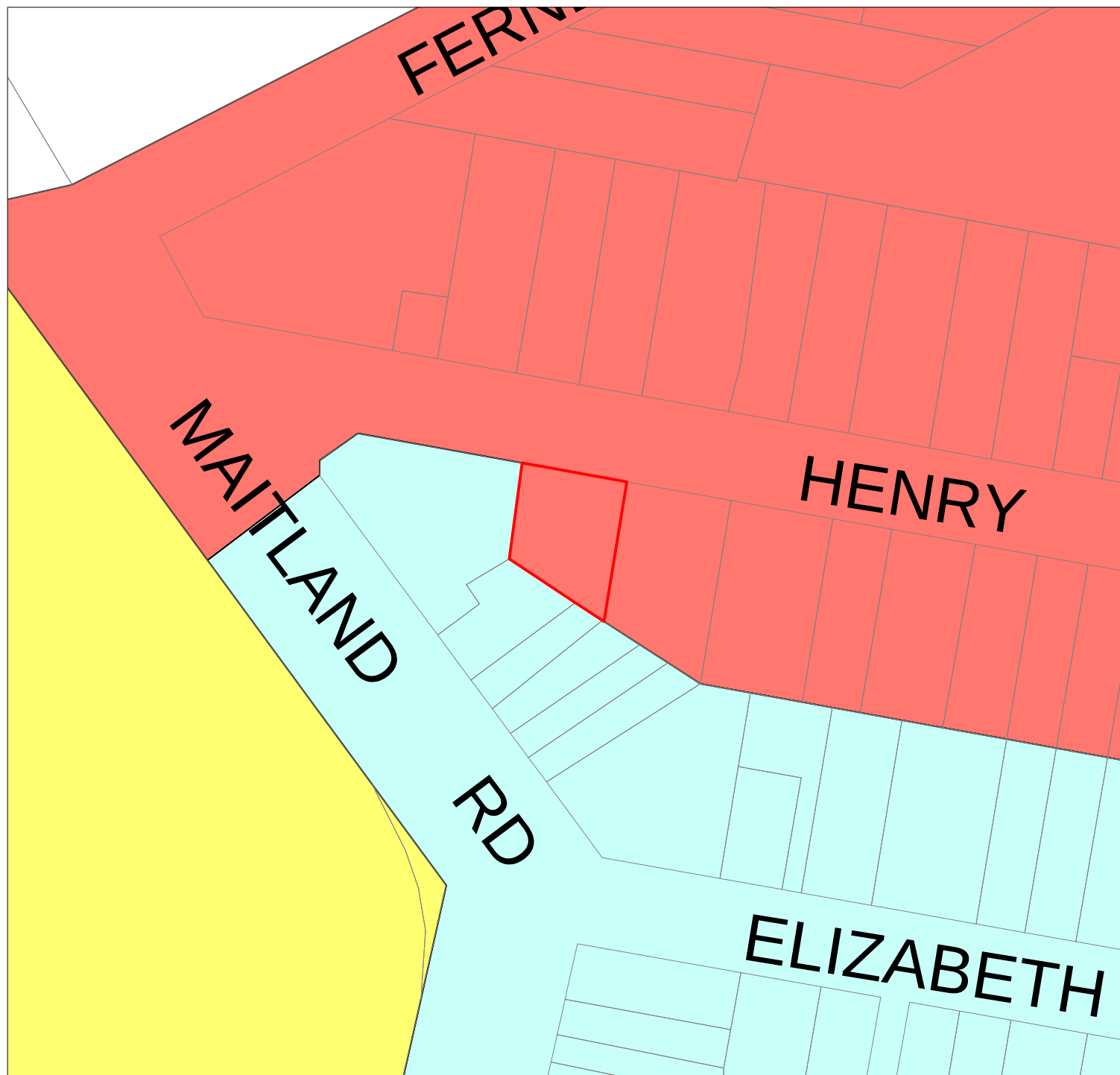


Figure 20



Newcastle Local Environmental Plan 2012

Proposed Land Zoning Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Proposed Land Zoning Map

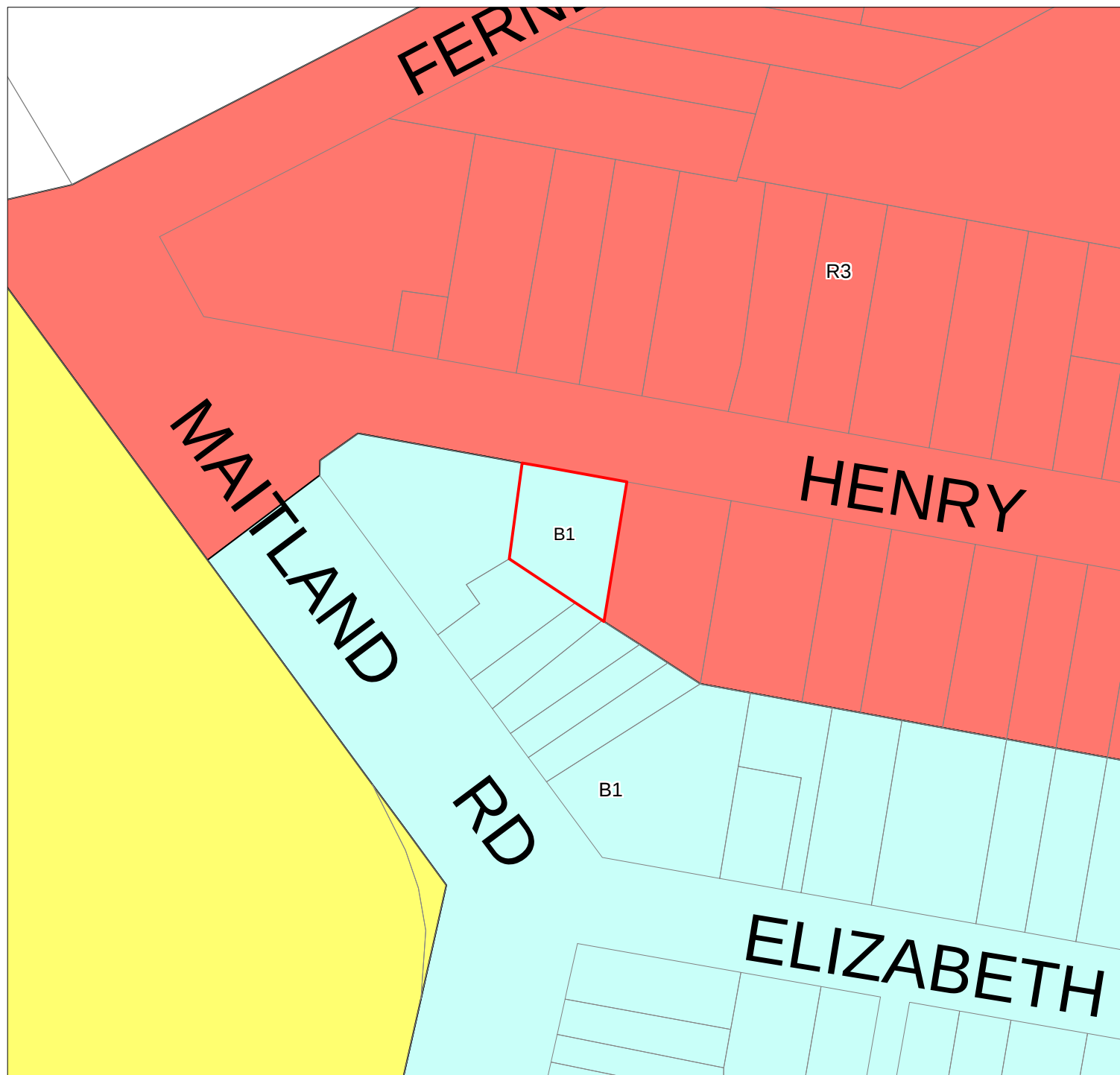


Figure 21



Newcastle Local Environmental Plan 2012

Existing Max Floor Space Ratio Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Existing Maximum Floor Space Ratio Map

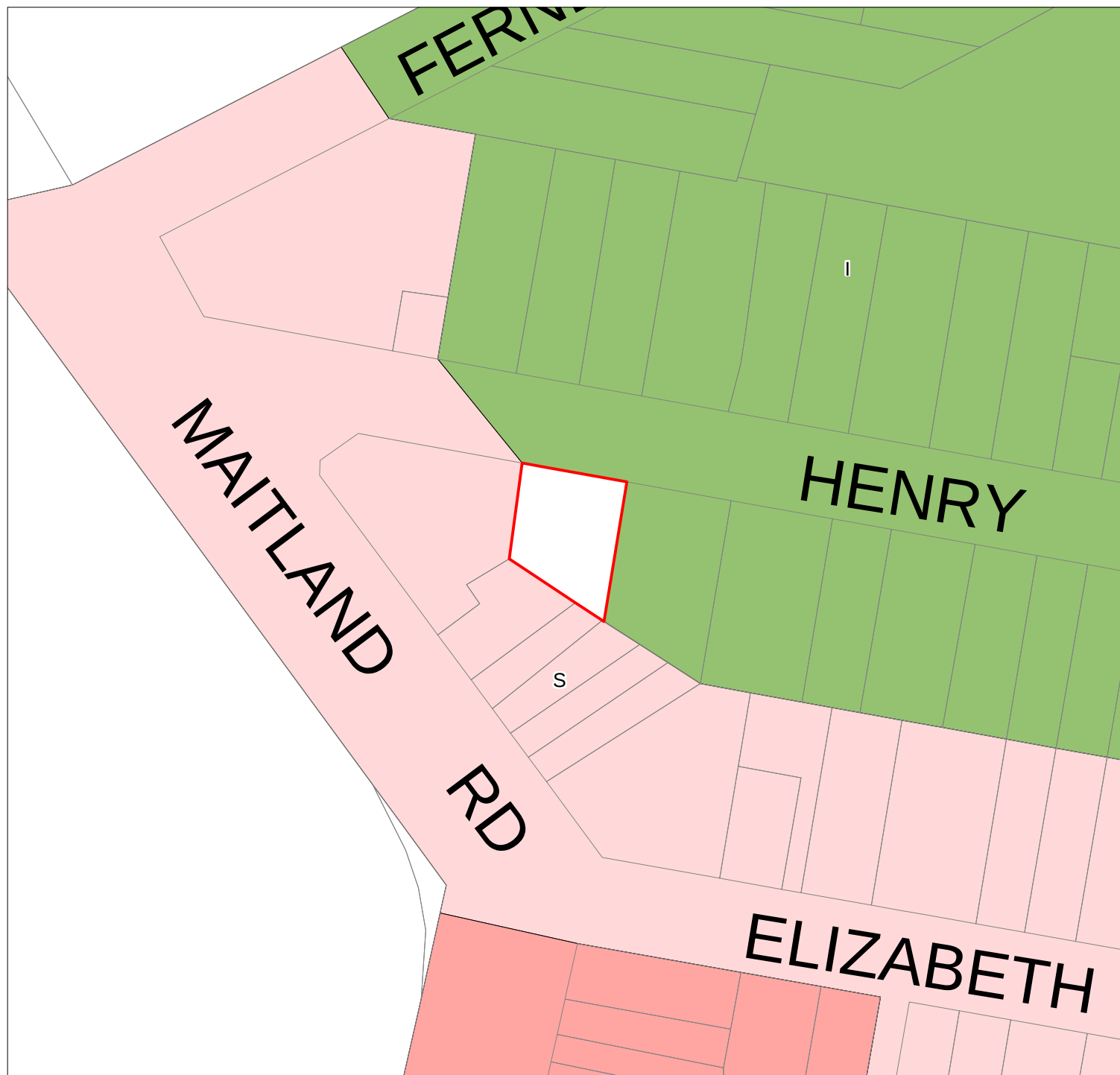


Figure 22



Newcastle Local Environmental Plan 2012

Proposed Max Floor Space Ratio Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © 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

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Maximum Floor Space Ratio Map

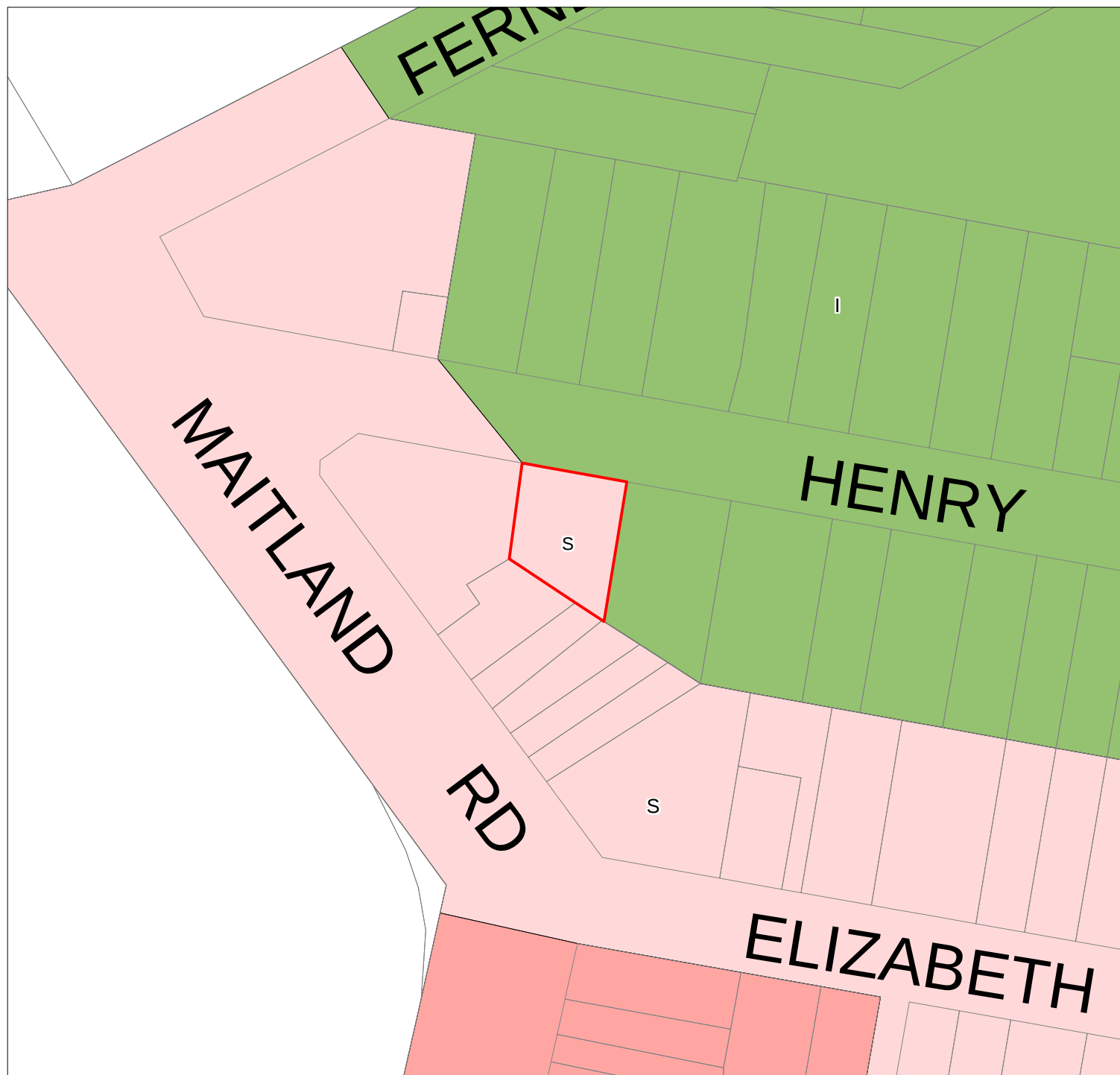


Figure 23



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)

Cadastral

 Cadastral base data 01/08/2007 © LPMA
Addendum data 31/01/2014 © Newcastle City Council

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Existing Min Lot Size Map

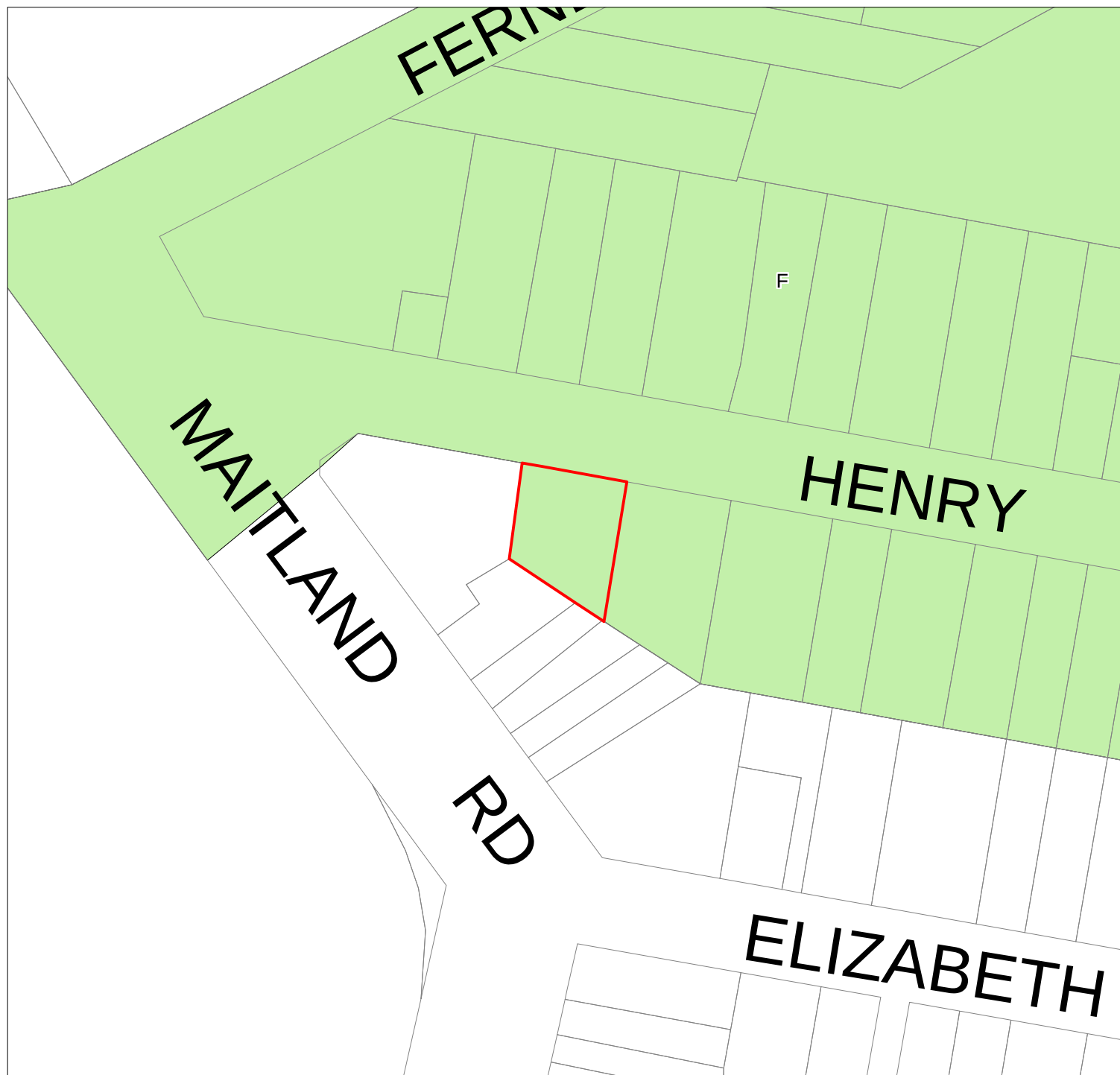


Figure 24



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 31/01/2014 © Newcastle City Council

#

Projection GDA 1994
Zone 56

0 100 200m

Scale 1:1,000 @ A4

Planning Proposal - 1 Henry Street Tighes Hill -
Proposed Min Lot Size Map

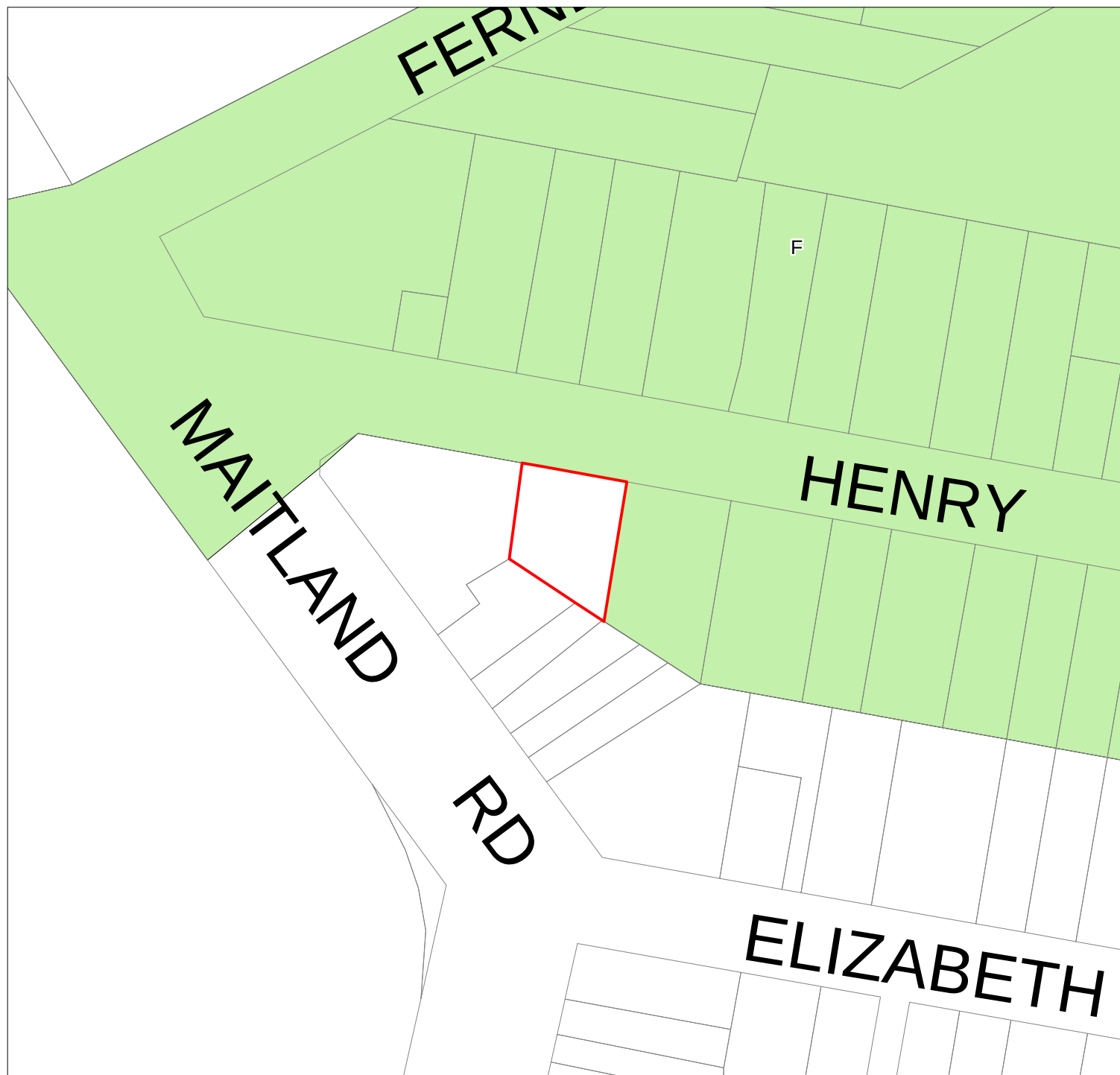


Figure 25

Item Six – Mapping Anomaly (Newcastle)

Item Six seeks to amend the following maps within Newcastle LEP 2012:

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

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

- **Figure 26** Existing Land Zoning Map – King, Darby & Laman Streets, Newcastle
- **Figure 27** Proposed Land Zoning Map – King, Darby & Laman Streets, Newcastle
- **Figure 28** Existing Height of Buildings Map – King, Darby & Laman Streets, Newcastle
- **Figure 29** Proposed Height of Buildings Map – King, Darby & Laman Streets, Newcastle
- **Figure 30** Existing FSR Map – King, Darby & Laman Streets, Newcastle
- **Figure 31** Proposed FSR Map – King, Darby & Laman Streets, Newcastle
- **Figure 32** Existing Lot Size Map – King, Darby & Laman Streets, Newcastle
- **Figure 33** Proposed Lot Size Map – King, Darby & Laman Streets, Newcastle



Newcastle Local Environmental Plan 2012

Existing Land Zoning Map

Cadastre

-  Cadastre base data 01/08/2007 © LPMA
-  Addendum data 05/02/2014 © 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 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Existing Land Zoning Map

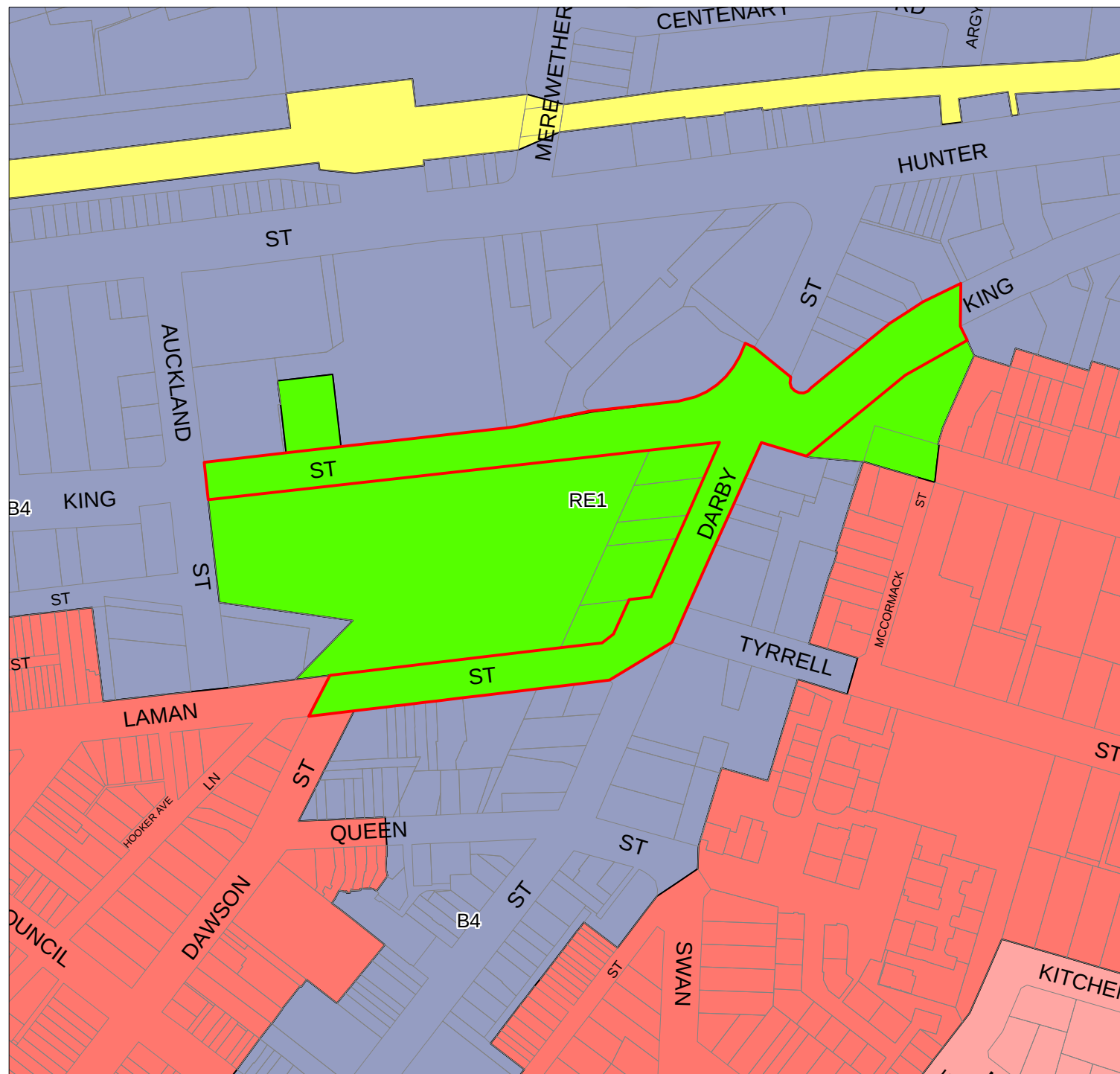


Figure 26



Newcastle Local Environmental Plan 2012

Proposed Land Zoning Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
- Addendum data 05/02/2014 © 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 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Proposed Land Zoning Map

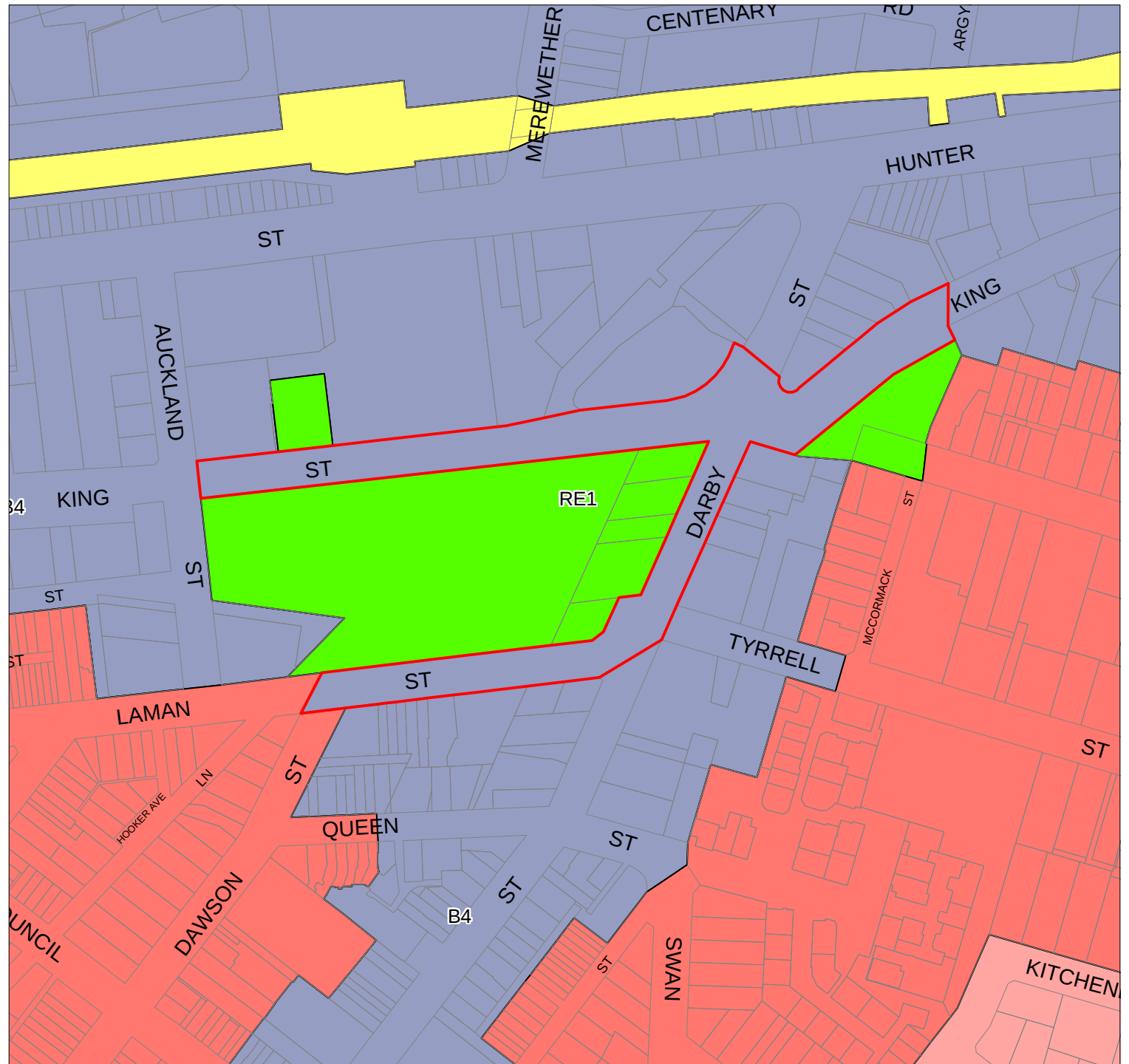


Figure 27



Newcastle Local Environmental Plan 2012

Existing Max Height of Building Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
- Addendum data 13/02/2014 © 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 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Existing Max Height of Building Map

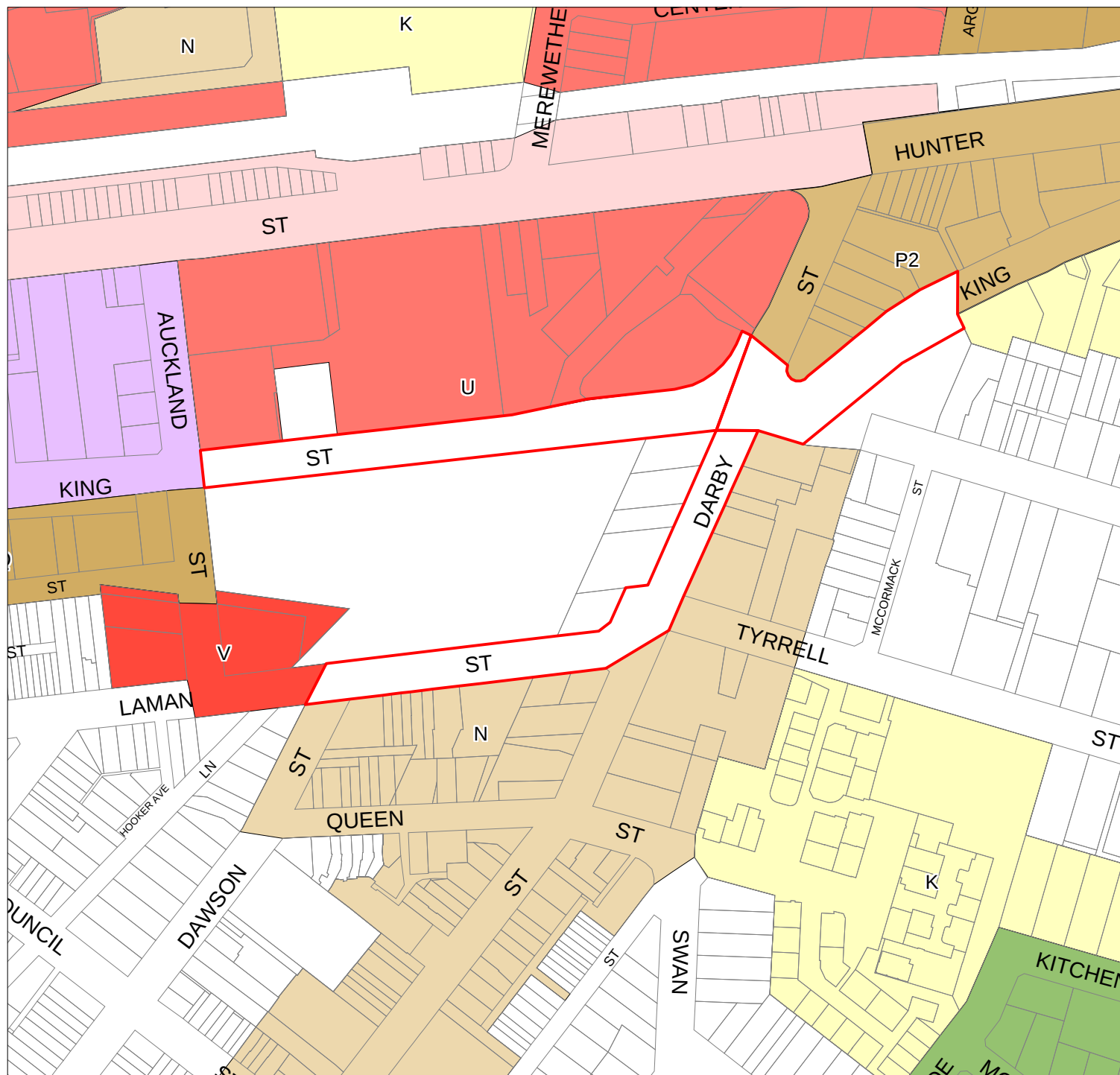


Figure 28



Newcastle Local Environmental Plan 2012

Proposed Max Height of Building Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
- Addendum data 13/02/2014 © 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 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Proposed Max Height of Building Map

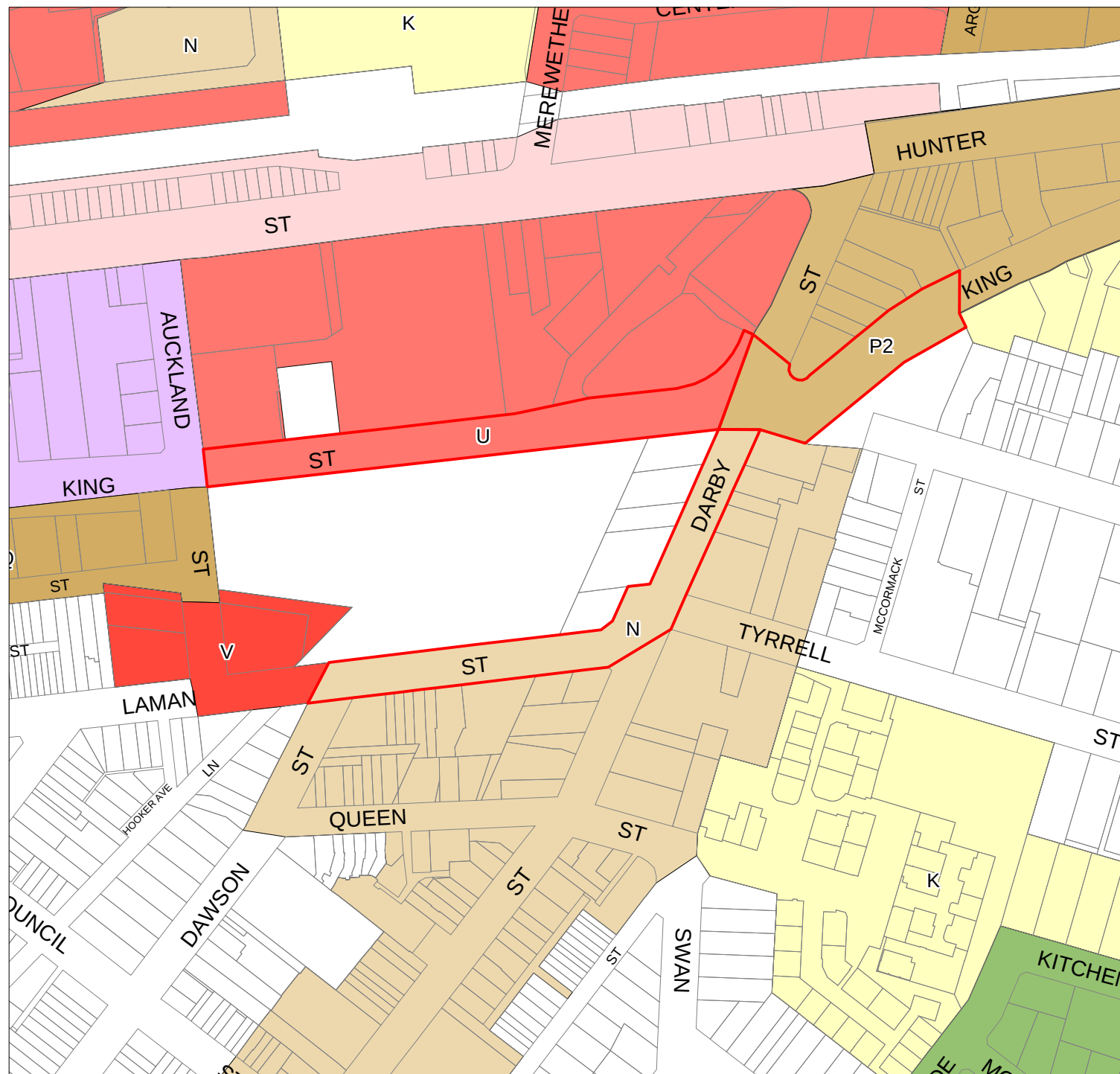


Figure 29



Newcastle Local Environmental Plan 2012

Existing Max Floor Space Ratio Map

Cadastre

- Cadastre base data 01/08/2007 © LPMA
- Addendum data 05/02/2014 © 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 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Existing Maximum Floor Space Ratio Map

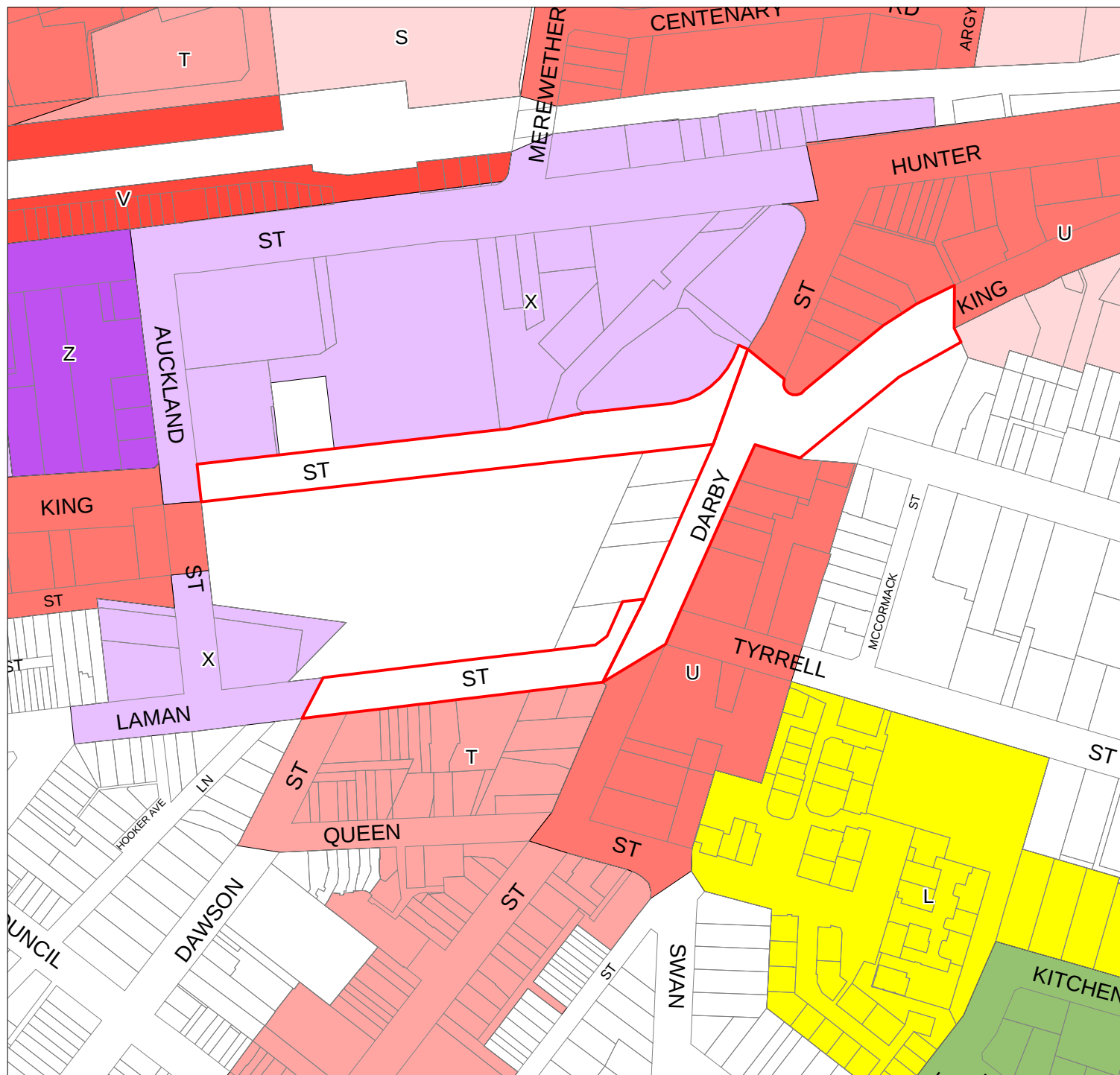


Figure 30



Newcastle Local Environmental Plan 2012

Proposed Max Floor Space Ratio Map

Cadastre

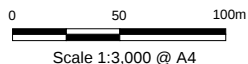
-  Cadastre base data 01/08/2007 © LPMA
Addendum data 05/02/2014 © Newcastle City Council
-  Subject Site

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



Planning Proposal - King, Darby and Laman Streets -
Maximum Floor Space Ratio Map

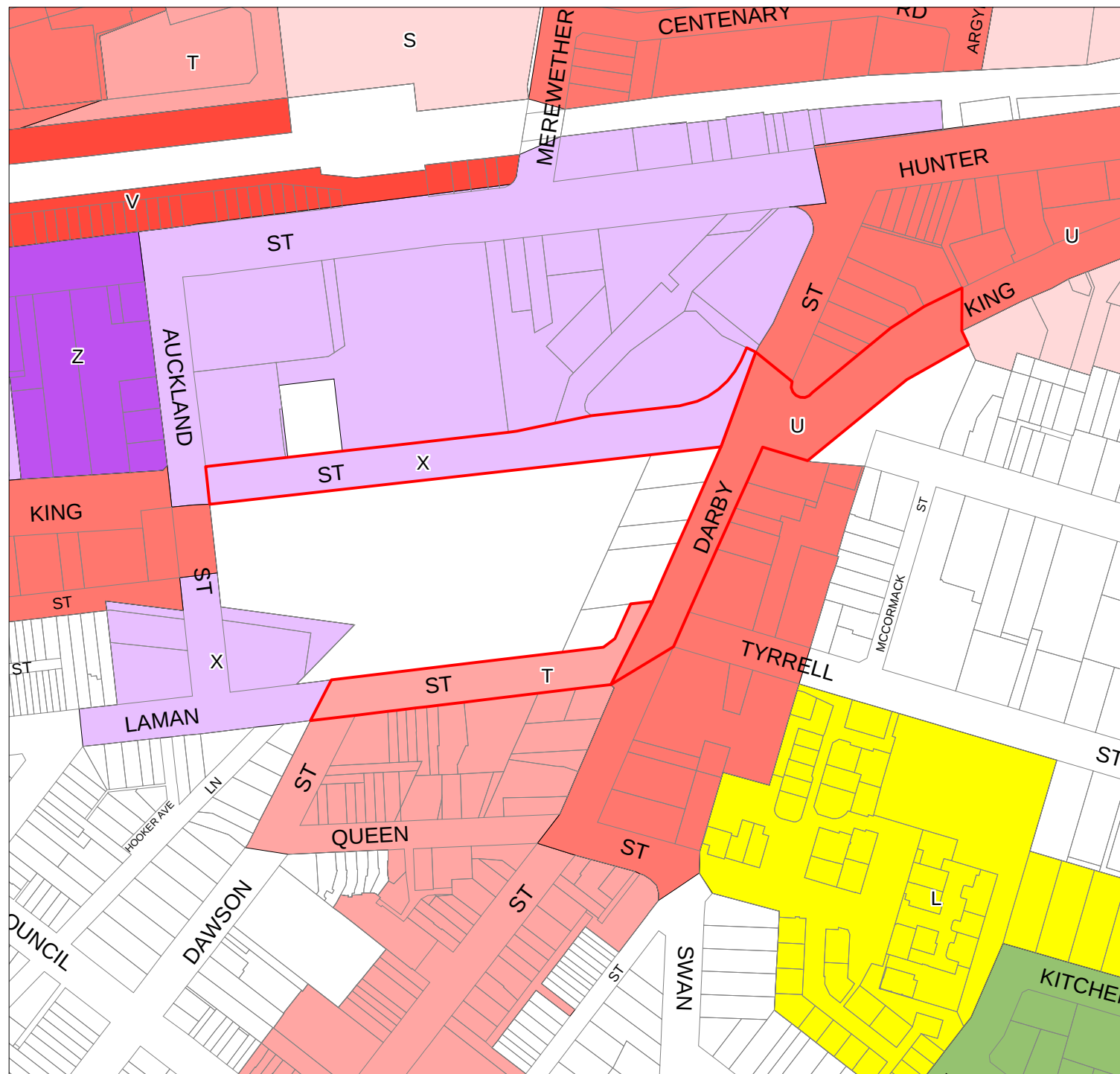


Figure 31



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)

Cadastral

- Cadastral base data 01/08/2007 © LPMA
- Addendum data 06/02/2014 © Newcastle City Council
- Subject Site

#

Projection GDA 1994
Zone 56

0 50 100m

Scale 1:3,000 @ A4

Planning Proposal - King, Darby and Laman Streets -
Existing Min Lot Size Map

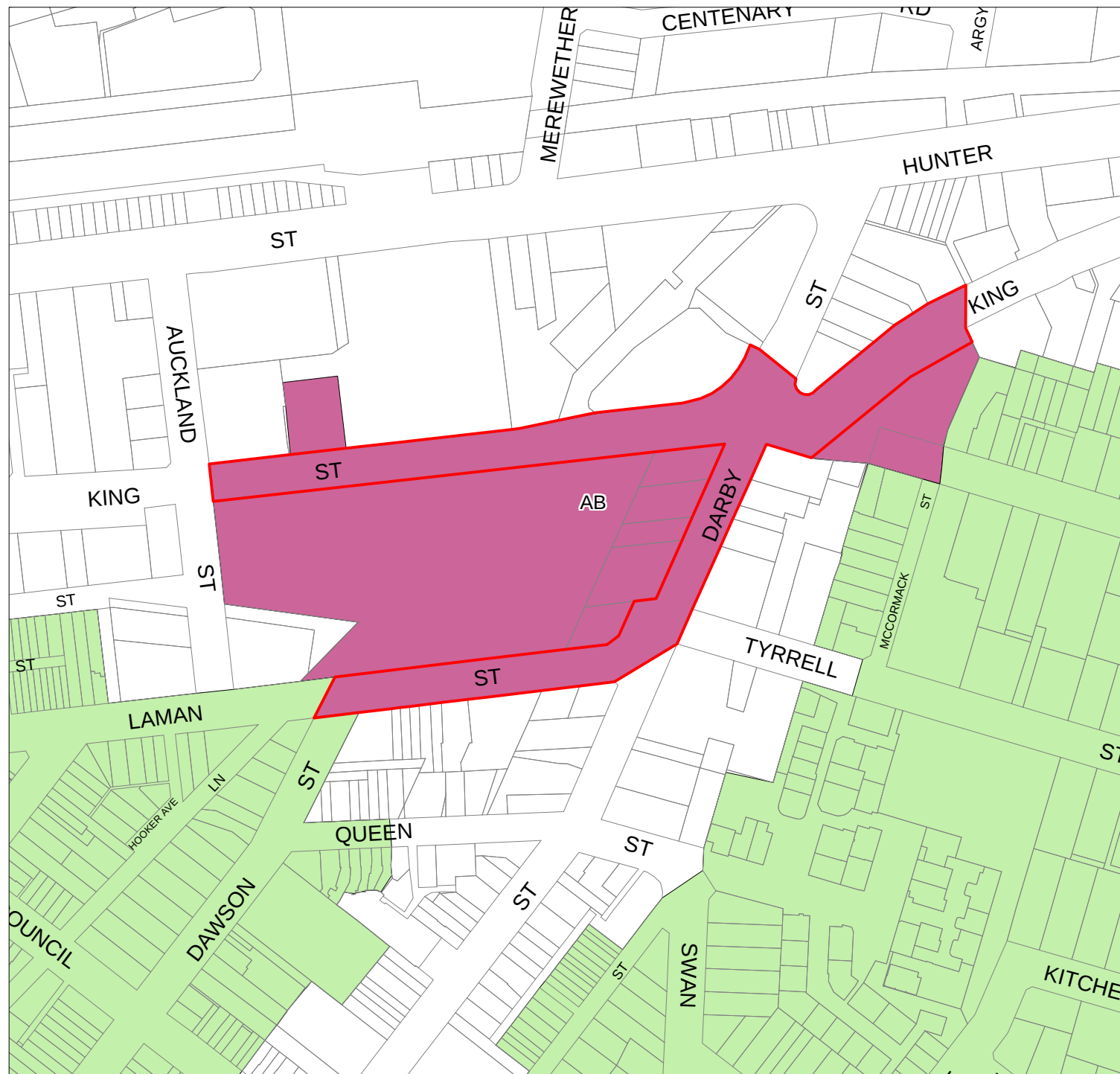


Figure 32



Newcastle Local Environmental Plan 2012

Proposed Min Lot Size Map

Minimum Lot Size (sq m)

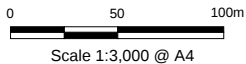
F	400
G	450
U	1 000
Y	10 000 (1 ha)
Z	20 000 (2 ha)
AB	400 000 (40 ha)

Cadastral

- Cadastral base data 01/08/2007 © LPMA
- Addendum data 06/02/2014 © Newcastle City Council
- Subject Site

#

Projection GDA 1994
Zone 56



Planning Proposal - King, Darby and Laman Streets -
Proposed Min Lot Size Map

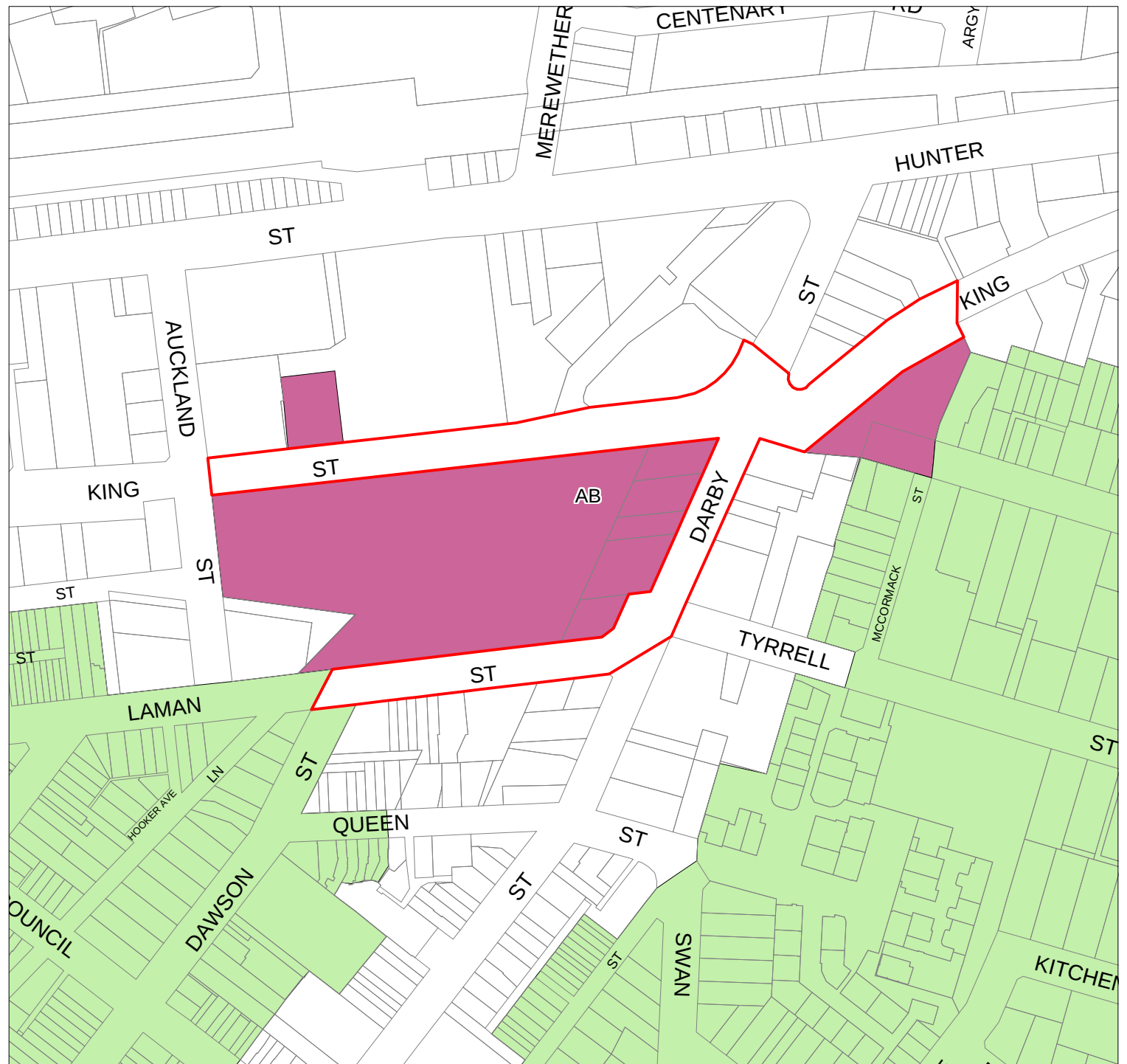


Figure 33

Part 5 – Community Consultation

The planning proposal is considered as low impact in accordance with the Department of 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	Planning Proposal Timeline									
	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	
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										