

[Agenda Report](#)

**SUBJECT: CCL 22/03/22 - PUBLIC EXHIBITION OF WICKHAM
MASTERPLAN UPDATE 2022**

RESOLVED: (Councillors Clausen/Mackenzie)

That Council:

- 1 Places the draft WMP 2021 (2022 amendment) (**Attachment A**) on public exhibition for 28 days.
- 2 Considers a report on submissions received following the public exhibition.

**SUBJECT: CCL 22/03/22 – PUBLIC EXHIBITION OF WICKHAM
MASTERPLAN UPDATE 2022**

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

PURPOSE

To publicly exhibit the draft Wickham Masterplan 2021 Update (WMP 2021) (2022 amendment).

RECOMMENDATION

That Council:

- 1 Places the draft WMP 2021 (2022 amendment) (**Attachment A**) on public exhibition for 28 days.
- 2 Considers a report on submissions received following the public exhibition.

KEY ISSUES

- 3 A limited number of amendments to WMP 2021 are required prior to its implementation through the local planning framework (i.e. changes to the Local Environmental Plan (LEP) and Development Control Plan (DCP)).
- 4 The draft WMP 2021 (2022 amendment) proposes changes to Map 9 – Areas proposed for development incentive and Table 4 – Potential development incentives for provision of community infrastructure (page 18). The remainder of the WMP 2021 remains as adopted by Council in September 2021.
- 5 The proposed changes in draft WMP 2021 (2022 amendment) would mean the properties at 41, 39 and 37 Throsby Street are afforded an incentive height limit of 14m (up from 10m per Newcastle Local Environmental Plan 2012 (NLEP 2012)) and an incentive Floor Space Ratio (FSR) of 2:1 (up from 1.5:1 per NLEP 2012) for sites greater than 1000sqm where the proposed development will enable the provision of community infrastructure.
- 6 The current WMP 2021 lists these three properties as within Area D which is afforded a 24m incentive height limit and a 3:1 incentive FSR for sites greater than 2000sqm where the proposed development will enable the provision of community infrastructure.
- 7 The amended mapping and provisions are consistent with the Urban Precincts mapping in WMP 2017 (see following section) and would provide a better transitional built form outcome should these sites develop in the future.

- 8 The incentive FSR for Area E has also been amended from 6:1 to 7:1 in draft WMP 2021 (2022 amendment). The draft Community Infrastructure Incentives Planning Proposal (reported to Council in September 2021) identified the incentive FSR for this site as 7:1. The WMP 2021 (2022 Amendment) has been amended to ensure consistency between the two documents.
- 9 If supported, the attached draft WMP 2021 (2022 amendment) will replace the WMP 2021 following public exhibition and reporting.

Transitional heights

- 10 Map 3 – Urban Precincts of WMP 2021 identifies the various urban precincts within Wickham. This map was updated from the WMP 2017 and seeks to "identify where the envisaged character of redevelopment is likely to transition, as well as recognising potential changes based on the identified challenges and opportunities".
- 11 The sites at 39 and 37 Throsby Street are within the Village Hub Urban Precinct per WMP 2021 and the WMP 2017. 41 Throsby Street is identified within the Village Hub in WMP 2017 and within the transitional area between the Emerging Industry Quarter Urban Precinct and the Village Hub Urban Precinct in WMP 2021. A small section of the site falls within the Industry Quarter and the remaining part of the site falls within the Village Hub.
- 12 The proposed changes outlined in draft WMP 2021 (2022 amendment) better reflects the desired future character of the Village Hub Urban Precinct and its lower-scale urban mixed use typologies.
- 13 The proposed changes will ensure a more gradual transition between the higher density built form of the Emerging Industry Quarter Urban Precinct to the west and the lower-scale Village Hub Urban Precinct located to the north, south and east.

Planning Proposal and Development Control Plan for Community Infrastructure Incentives in Wickham

- 14 The draft Planning Proposal and DCP for Community Infrastructure Incentives in Wickham is being reported to Council separately in March 2022 to ensure proposals are not unnecessarily delayed by the Department of Planning and Environment (DPE) should there be delays in finalising the separate proposals.
- 15 The draft Planning Proposal and DCP for Community Infrastructure Incentives in Wickham seeks to implement the following action of the WMP 2021:
 - i) Ensure the built environment is functional, responsive and resilient.

Action: Amend NLEP 2012 to introduce development incentives on land identified within Map 9 – Areas proposed for development incentive (subject to approval from SA NSW, where required), consistent with Table 4 – Potential development incentives for provision of community infrastructure.

- 16 The draft WMP 2021 (2022 amendment) includes changes to Map 9 – Areas proposed for development incentive and Table 4 – Potential development incentives for provision of community infrastructure.
- 17 The draft Planning Proposal for Community Infrastructure Incentives in Wickham has been amended to reflect the changes outlined in the draft WMP 2021 (2022 amendment).

Draft Newcastle Development Control Plan 2012 Section 6.03 Wickham

- 18 The draft Newcastle Development Control Plan 2012 (NDCP 2012) Section 6.03 Wickham is being reported to Council separately in March 2022 to ensure proposals are not unnecessarily delayed by the DPE should there be delays in finalising the separate proposals.
- 19 The draft NDCP 2012 has been prepared to implement the relevant actions of the WMP 2021 relating to setbacks, existing and future character statements and other minor amendments.
- 20 The setbacks contained within the draft NDCP 2012 will apply to future development in Wickham, including development afforded height and floor space bonuses per the draft Planning Proposal for Community Infrastructure Incentives in Wickham.

Planning Proposal for 41 and 47 Throsby Street, Wickham

- 21 The amended boundaries of Map 9 in the draft WMP 2021 (2022 amendment) run between 47 Throsby Street (Area D) and 41 Throsby Street (Area C).
- 22 The 41 and 47 Throsby Street Planning Proposal seeks to amend the FSR and height of building standards at these sites. The Planning Proposal also includes a planning agreement to provide a public laneway as part of the proposed development. The proposal was placed on public exhibition between October and November 2021.
- 23 This Planning Proposal is subject to a separate planning process and the outcomes of the public exhibition period will be reported to Council in April 2022.

FINANCIAL IMPACT

- 24 The preparation and exhibition of draft WMP 2021 (2022 Amendment) is funded under the City of Newcastle (CN) 2021/22 operational budget.

COMMUNITY STRATEGIC PLAN ALIGNMENT

- 25 The draft WMP 2021 (2022 amendment) is consistent with the objectives of the Community Strategic Plan 2018-2028 (CSP) and will contribute to implementing the following objectives:

Liveable Built Environment

- 5.2a Plan for concentrated growth around transport and activity nodes.
- 5.2b Plan for an urban environment that promotes active and healthy communities.
- 5.3a Ensure sufficient housing diversity to meet community needs, including affordable living and adaptable housing options.

Smart and Innovative

- 6.1b Attract new business and employment opportunities.
- 6.3d Foster a collaborative approach to continue city centre renewal.

Open and Collaborative Leadership

- 7.1a Encourage and support long term planning for Newcastle, including implementation, resourcing, monitoring and reporting.
- 7.2c Establish collaborative relationships and advocate for local needs with all stakeholders.
- 7.4a Continuous improvement in services delivery based on accountability, transparency and good governance.

IMPLEMENTATION PLAN/IMPLICATIONS

- 26 Draft WMP 2021 (2022 amendment) reduces the development incentive applicable to 41, 39 and 37 Throsby Street should these sites develop in the future.
- 27 The changes proposed in draft WMP 2021 (2022 amendment) will result in a built form outcome that is consistent with the mapping contained within the WMP 2017 and provides a more gradual built form transition between the Emerging Industry Quarter Urban Precinct to the west and the lower-scale mixed-use Village Hub Urban Precinct.
- 28 Any potential reduction in development potential at these sites will not impact on CN reaching its projected dwelling demands across the City Centre and adjoining urban renewal corridors, as outlined in the background study undertaken to inform the CN Housing Strategy.
- 29 The draft WMP 2021 (2022 Amendment) seeks to implement the outcomes of the following adopted strategies, plans and policies of Council:
 - i) Newcastle 2030 - Community Strategic Plan 2018-2028 as identified above.

- ii) Newcastle Local Strategic Planning Statement, including the following Planning Priorities:
 - a) **Planning Priority 8:** Plan for growth and change in Catalyst Areas, Strategic Centres, Urban Renewal Corridors and Housing Release Areas.
 - b) **Planning Priority 9:** Sustainable, healthy and inclusive streets, neighbourhoods and local centres.
 - c) **Planning Priority 10:** Development responds to the desired local character of our communities.
 - d) **Planning Priority 14:** Enable the transition to new economy job and grow creative industries.

RISK ASSESSMENT AND MITIGATION

- 30 The draft WMP 2021 (2022 Amendment) has been prepared to ensure an appropriate built form outcome is achieved in Wickham.
- 31 The exhibition of the Draft WMP 2021 (2022 Amendment) will enable engagement with affected landowners and other interested parties. Any submissions received during the exhibition period will be considered in the finalisation of the Masterplan.

RELATED PREVIOUS DECISIONS

- 32 At the Ordinary Council meeting on 28 November 2017 Council adopted the WMP 2017.
- 33 At the Ordinary Council meeting on 28 July 2020 Council resolved to forward the Planning Proposal for 41 and 47 Throsby Street, Wickham to the Department of Planning, Industry and Environment for Gateway Determination and to publicly exhibit the Planning Proposal and associated draft Planning Agreement. Public exhibition took place between 1 October and 29 November 2021. This Planning Proposal is subject to a separate planning pathway and the outcomes of the public exhibition will be reported to Council in April 2022.
- 34 At the Ordinary Council meeting on 27 July 2021 Council adopted the Community Infrastructure Incentives Policy. This policy outlines the approach and mechanisms to implement the areas proposed for development incentive per the WMP 2021.
- 35 At the Ordinary Council meeting on 28 September 2021 Council adopted the WMP 2021 following public exhibition in July 2021.
- 36 At the Ordinary Council meeting on 26 October 2021 Endorsement of Planning Proposal and DCP for Community Infrastructure Incentives in Wickham was reported to Council. Council resolved that "the matter lay on the table until the

accompanying NDCP 2012 amendments can be brought back to Council simultaneously with the changes to the NLEP 2012". The supplementary report for Endorsement of Planning Proposal and DCP for Community Infrastructure Incentives in Wickham and the Draft NDCP 2012 Section 6.03 Wickham (draft DCP) are being reported to Council separately in March 2022.

- 37 Since the adoption of the WMP 2017, CN has continued to engage with community stakeholders, including local community groups and individual landowners to monitor and consult on the progress and implementation of actions.
- 38 The public exhibition of the WMP 2021 (2022 amendment) will allow affected landowners and other interested parties to provide comment for Council consideration in the finalisation of the WMP.

BACKGROUND

- 39 The WMP 2017 was adopted by Council in November 2017. The WMP 2021 does not replace WMP 2017 but seeks to reaffirm the vision for Wickham, address emerging challenges and opportunities and propose further actions to facilitate ongoing urban renewal of the Wickham area.
- 40 The WMP 2021 was adopted by Council in September 2021, however the actions of the plan are yet to be implemented via changes to the LEP and DCP.
- 41 The Draft WMP 2021 (2022 Amendment) has been prepared following further monitoring of the Masterplan. The proposed changes primarily relate to the development standards for land subject to development incentive (page 18).
- 42 Changes proposed in the Draft WMP 2021 (2022 amendment) have been reflected in the Planning Proposal and DCP for Community Infrastructure Incentives in Wickham.

OPTIONS

Option 1

- 43 The recommendations as at Paragraphs 1-2. These are the recommended options.

Option 2

- 44 Council resolves not to place the Draft WMP 2021 (2022 amendment) on public exhibition. The existing WMP 2021 will remain in force and the Planning Proposal and DCP for Community Infrastructure Incentives in Wickham will implement the existing WMP 2021 version. This is not the recommended option.

REFERENCES

Nil

ATTACHMENTS

ItemXX Attachment A: Draft Wickham Masterplan 2021 (2022 Amendment)

Attachment A distributed under separate cover.