

**ITEM-92 CCL 28/09/21 - ADOPTION OF WICKHAM MASTERPLAN 2021 UPDATE**

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

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**PURPOSE**

To adopt the Wickham Masterplan 2021 update (WMP 2021) (**Attachment A**) as amended following public exhibition.

**RECOMMENDATION**

That Council:

- 1 Adopts the Wickham Masterplan 2021 Update.

**KEY ISSUES**

- 2 City of Newcastle (CN) placed the draft WMP 2021 on public exhibition for 28 days, from 2 July 2021 to 30 July 2021.
- 3 Prior to exhibition CN incorporated changes to the draft document that Council endorsed on 25 May 2021, which included extending the Village Hub precinct westward along Bishopsgate Street extending from Union Street to Railway Street and northward to Lindus Street.
- 4 CN received 61 submissions during the public exhibition, which are summarised in **Attachment B**, together with CN's response and/or recommended outcome to the matters raised. Community information sessions were held online during the public exhibition period from 21 to 23 July 2021. The information sessions were scheduled to be in person however COVID-19 Public Health Orders required these sessions to be moved online.
- 5 The key issues for consideration are outlined below.

**Village Hub**

- 6 CN received 39 submissions (including 26 signed proforma letters) in support of the Village Hub precinct being extended along Bishopsgate Street as shown in the draft WMP 2021. Thirty of these submissions were from Wickham residents and/or landowners, with the remaining nine being from outside of the suburb. CN received two submissions from Wickham property owners that opposed the extension of the Village Hub precinct along Bishopsgate Street and advocated for the proposed densities to remain as identified within WMP 2017 on land not affected by mine subsidence.

- 7 From discussions with community members at the information sessions, it appeared the desire for the extension of the Village Hub is in part due to many new residents who have bought existing dwellings in Wickham in recent years wish to maintain a lower density comparative to suburban areas of Newcastle, but with the expectations of the conveniences of living within the city centre. However, the vision of the WMP 2017 and as reflected in WMP 2021 is for Wickham to "continue to evolve into a diverse and dynamic mixed-use neighbourhood" with redevelopment supporting "increased residential densities as well as economic and employment generating uses that complement and support the adjoining emerging commercial core of the Newcastle City Centre".
- 8 More specifically the envisaged character of the Village Hub precinct is to support redevelopment and infill development to include terrace style housing, shop top housing and residential apartment buildings up to three storeys in height that incorporate architectural elements complementary to existing housing stock. The envisaged character and scale is consistent to the redevelopment along the northern side of Throsby Street but with the addition of a landscaped front setback to facilitate a 'greener' streetscape than what is existing. This vision supports redevelopment that responds to the existing subdivision and ownership patterns at a scale (limited to three storeys) that is lower than other areas of Wickham comprising larger lots.
- 9 The desire of some residents to enjoy the benefits of living in the inner city at existing residential densities is noted, however, maintaining a density expected within a suburban setting will not deliver the vibrancy and improvements to the public domain that was advocated by the Wickham community during the preparation of the adopted Masterplan and unanimously supported by Council. The area of the exhibited Village Hub extension along Bishopsgate Street is 200m from the Newcastle Transport Interchange and the new commercial core of the Newcastle City Centre. Increasing density in the city centre, next to the transport interchange, will enable the delivery of community infrastructure and is consistent with the planning principles and envisioned outcomes of this Catalyst Area within the Greater Newcastle Metropolitan Plan, Newcastle Local Strategic Planning Statement and the Newcastle Urban Renewal Strategy.
- 10 The area within the extended Village Hub precinct (as exhibited) consists of 16 existing dwellings (three being townhouses within a strata title, six being semi-detached dwellings and seven being detached dwellings on individual lots). This is less than 50% of the total area proposed to be included, with the remaining area of 4,668.8m<sup>2</sup> currently being used for non-residential land uses within industrial buildings.
- 11 CN has estimated that the proposed extended Village Hub precinct within WMP 2021 will yield less than 50 new dwellings (applying current controls and assuming an average area per dwelling of 90m<sup>2</sup>) when considering the feasibility of amalgamating land, the cost of demolition, decontamination, and construction. This compares to an estimated additional 105 dwellings under WMP 2017, based on current land ownership and site areas. This increase

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**ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER**

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UPDATE**

**PAGE 3    ITEM-92    Attachment A:**    Wickham Masterplan 2021 Update

**PAGE 27    ITEM-92    Attachment B:**    Summary of submissions

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