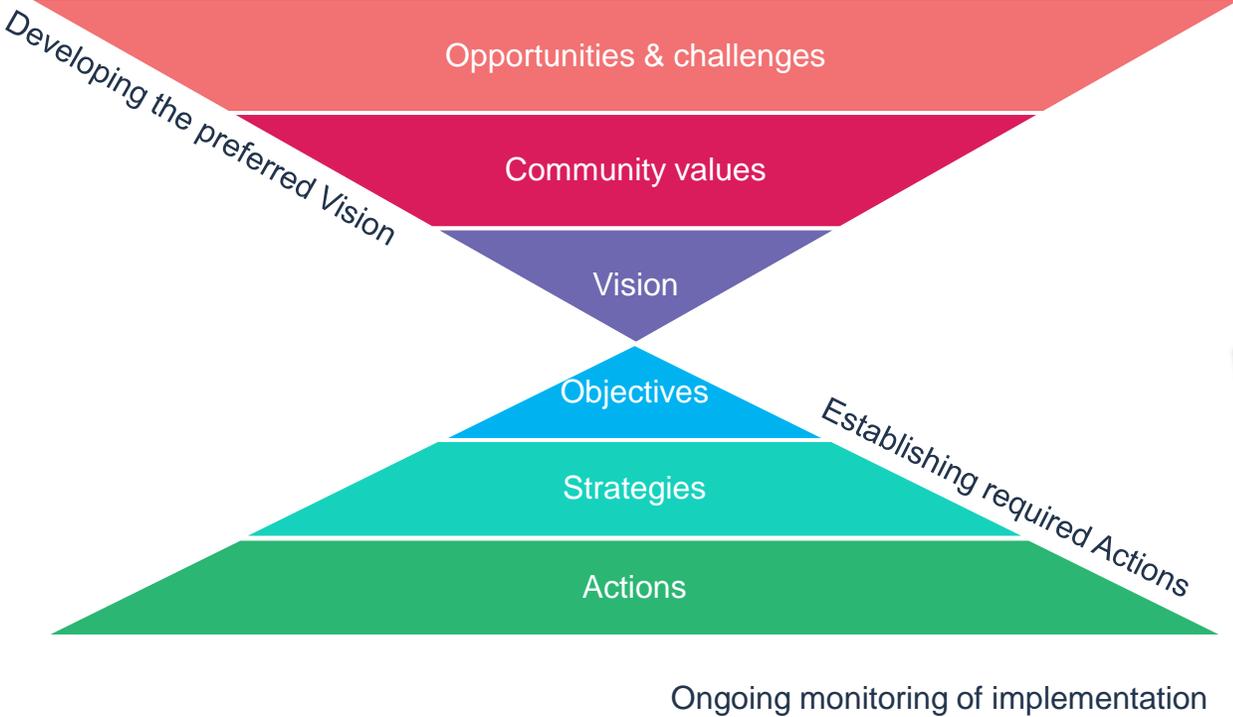


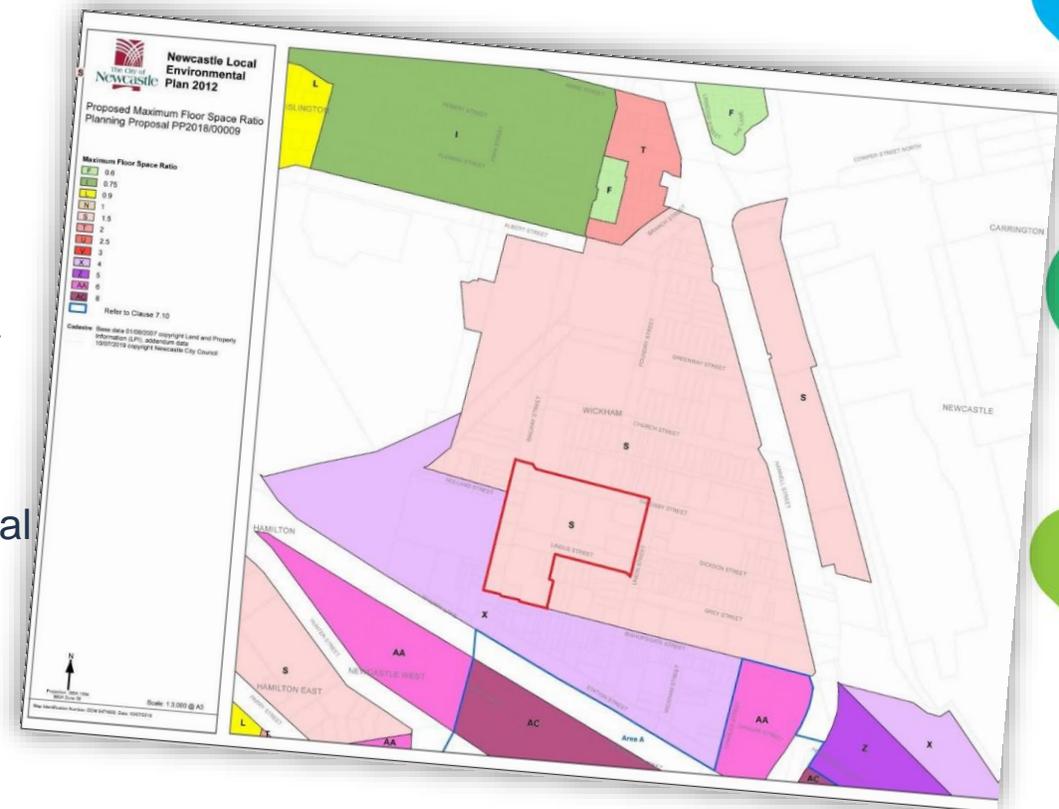
# Wickham masterplan (2020 Revision)

# Wickham Master Plan 2017



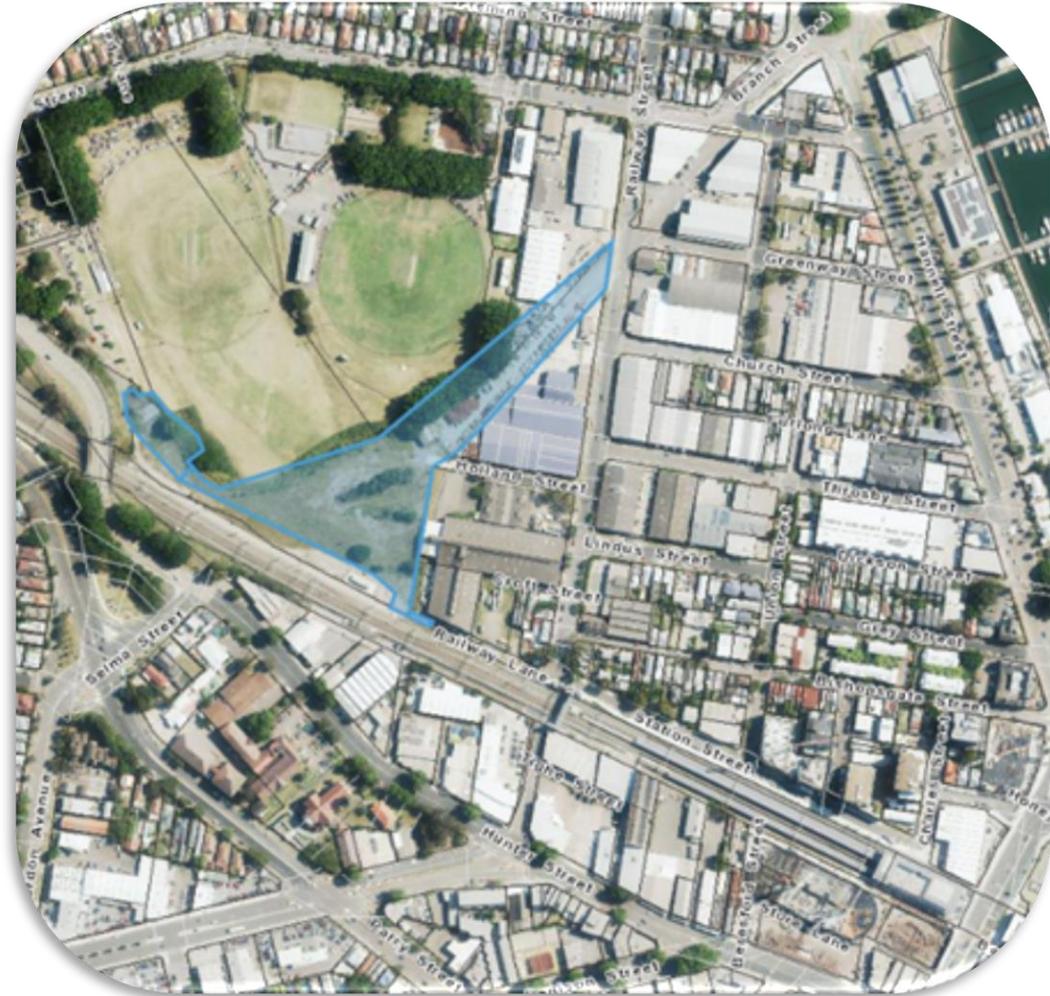
# Implementation of actions

- New DCP reflecting WMP 2017
- LEP amendment implements:
  - Minimum base FSR of 1.5 : 1
  - ‘High Technology Industry’ into B4 zone
  - Heritage listing of former Bullock Island Railway corridor
  - New Land Reservation Acquisition (LRA) for local roads
  - Rezones former Crown Land to B4 Mixed Use



# Implementation of actions

- LATM plan
- Intersection works including new roundabout at Albert and Station Streets
- Union Street footpath design
- Public Domain Plan – tech manual
- Cycling Strategy
- Sport and recreational lands plan
- Commence negotiation on CN acquiring vacant railway land



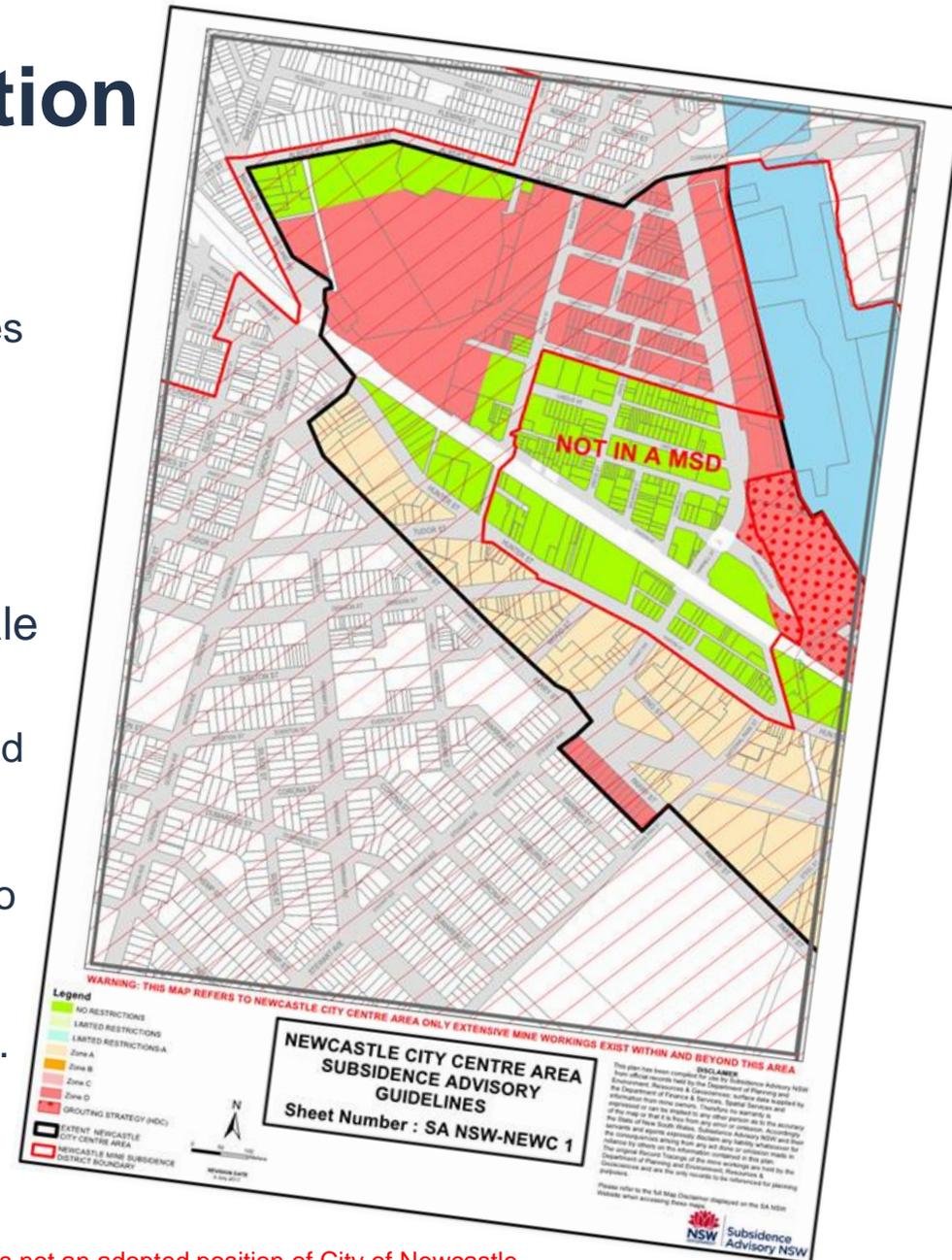
# Challenges to implementation

- Introducing incentive GFA (based on value capture/sharing) where development delivers quantifiable public benefit e.g. community infrastructure.
  - Legal mechanisms
  - Method for determining uplift of residual land value
  - Proportion of uplift to be shared

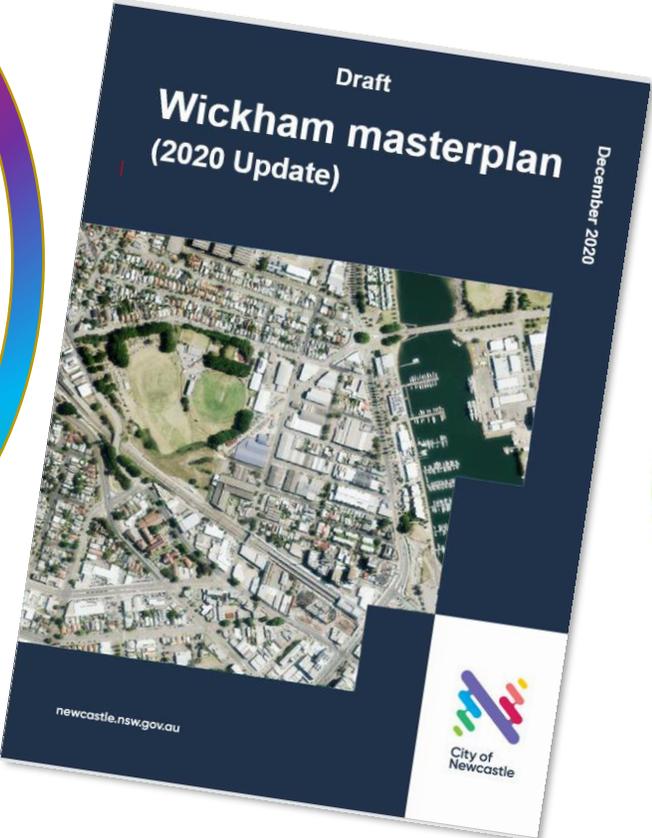
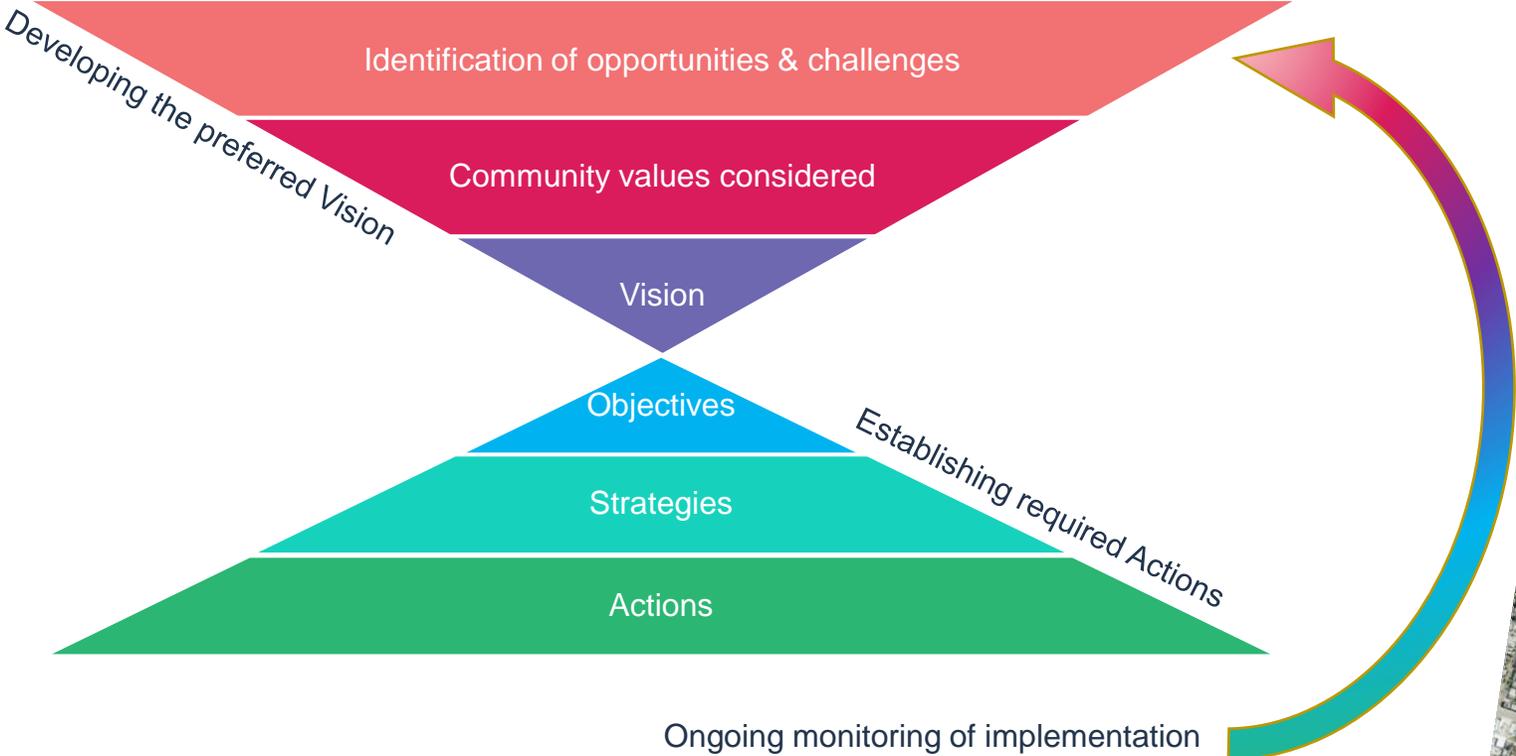


# Challenges to implementation

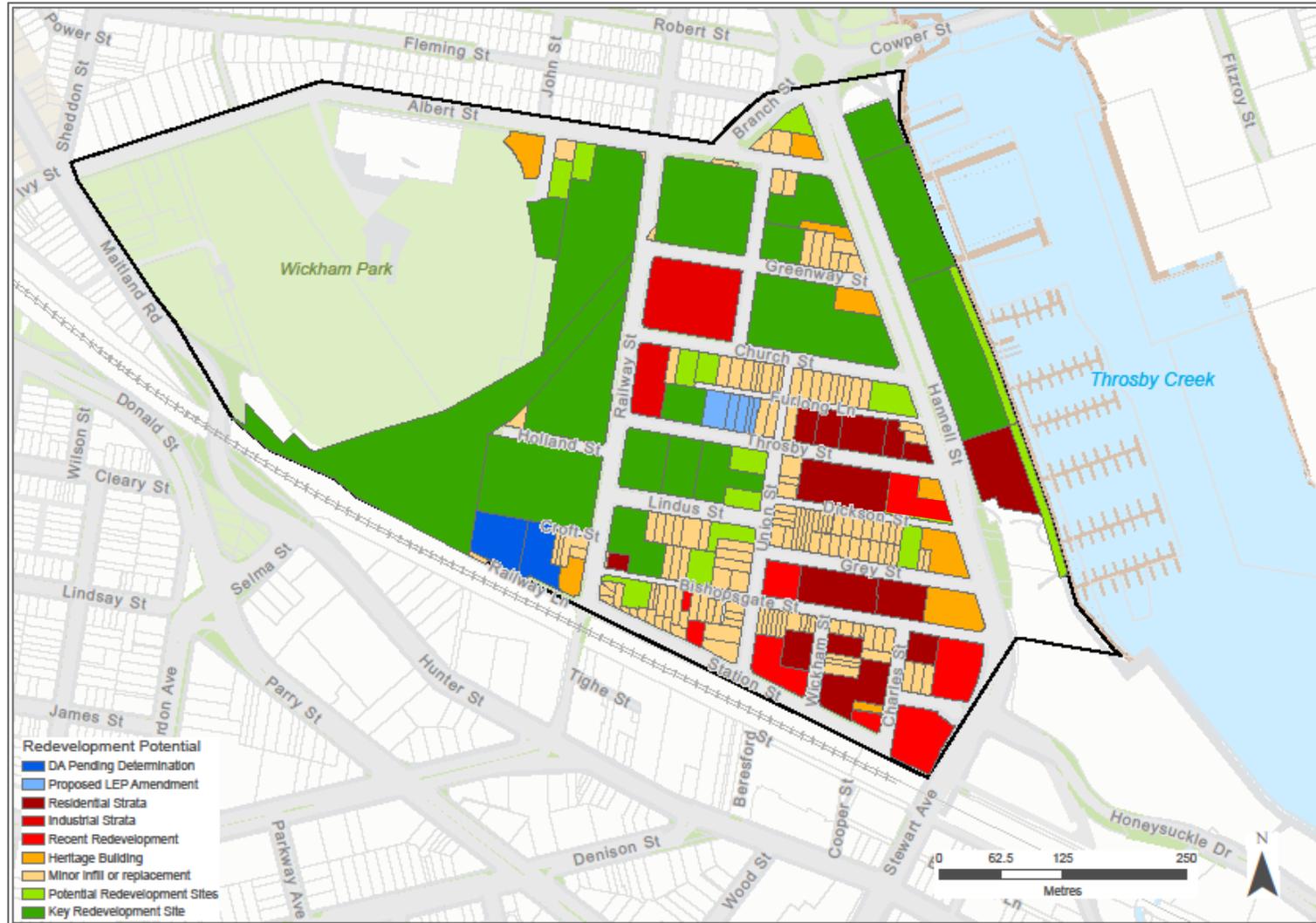
- WMP 2017 informed by SANSW:
  - Redevelopment to comply with Zone D guidelines
  - Redevelopment certainty provided by Newcastle Mine Grouting Fund (NMGF) until 2022
- SANSW has identified that a bulk grouting solution would be required to support larger scale redevelopment:
  - CN considered various option for addressing and implementation with SANSW, HCCDC and DPIE
  - However cost, timing, and logistics are unlikely to be feasible even with NMGF
  - CN estimates a lost potential of 25,000sqm GFA.



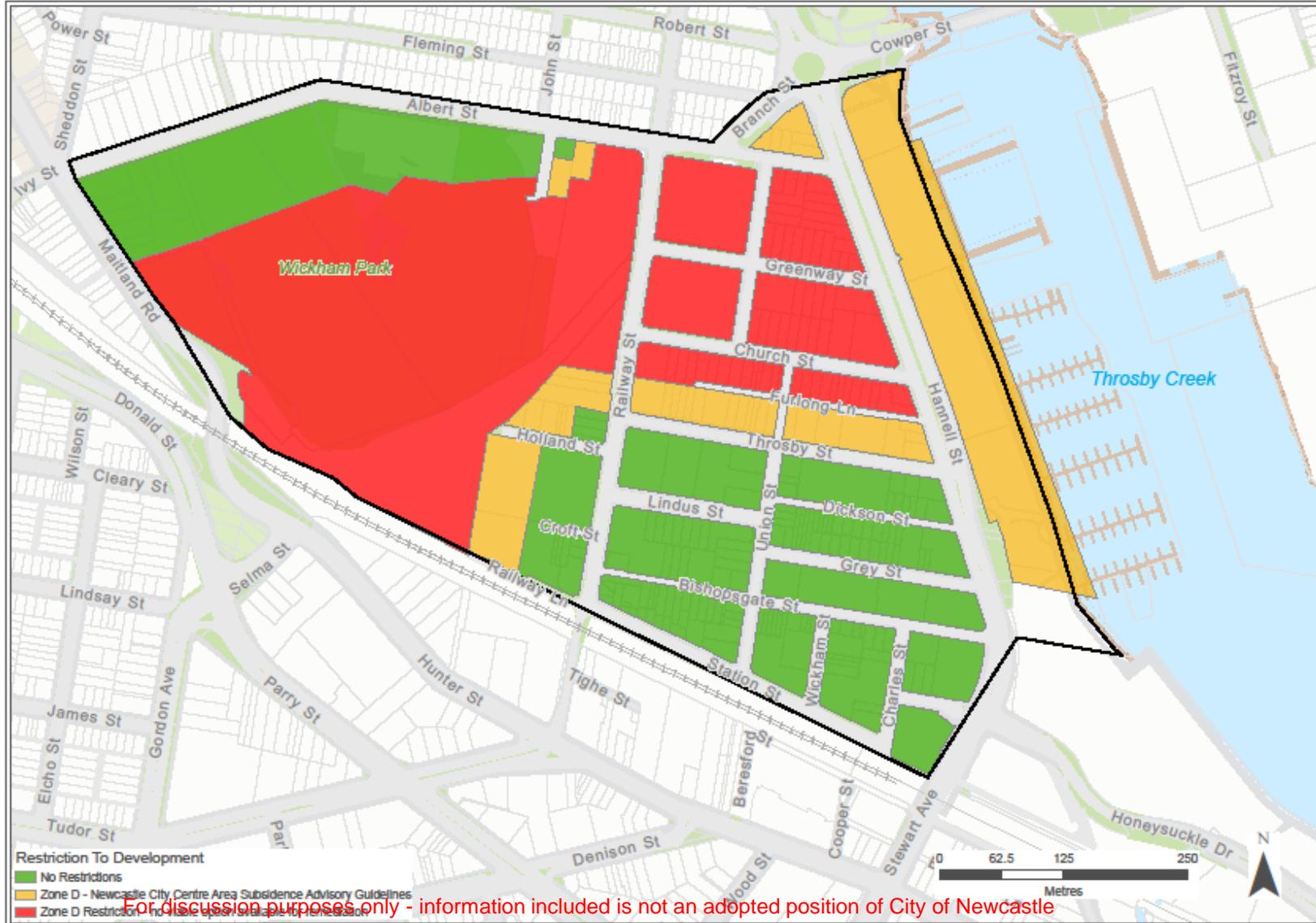
# 2020 Revision



# Monitoring redevelopment potential



# Refining SANSW restrictions



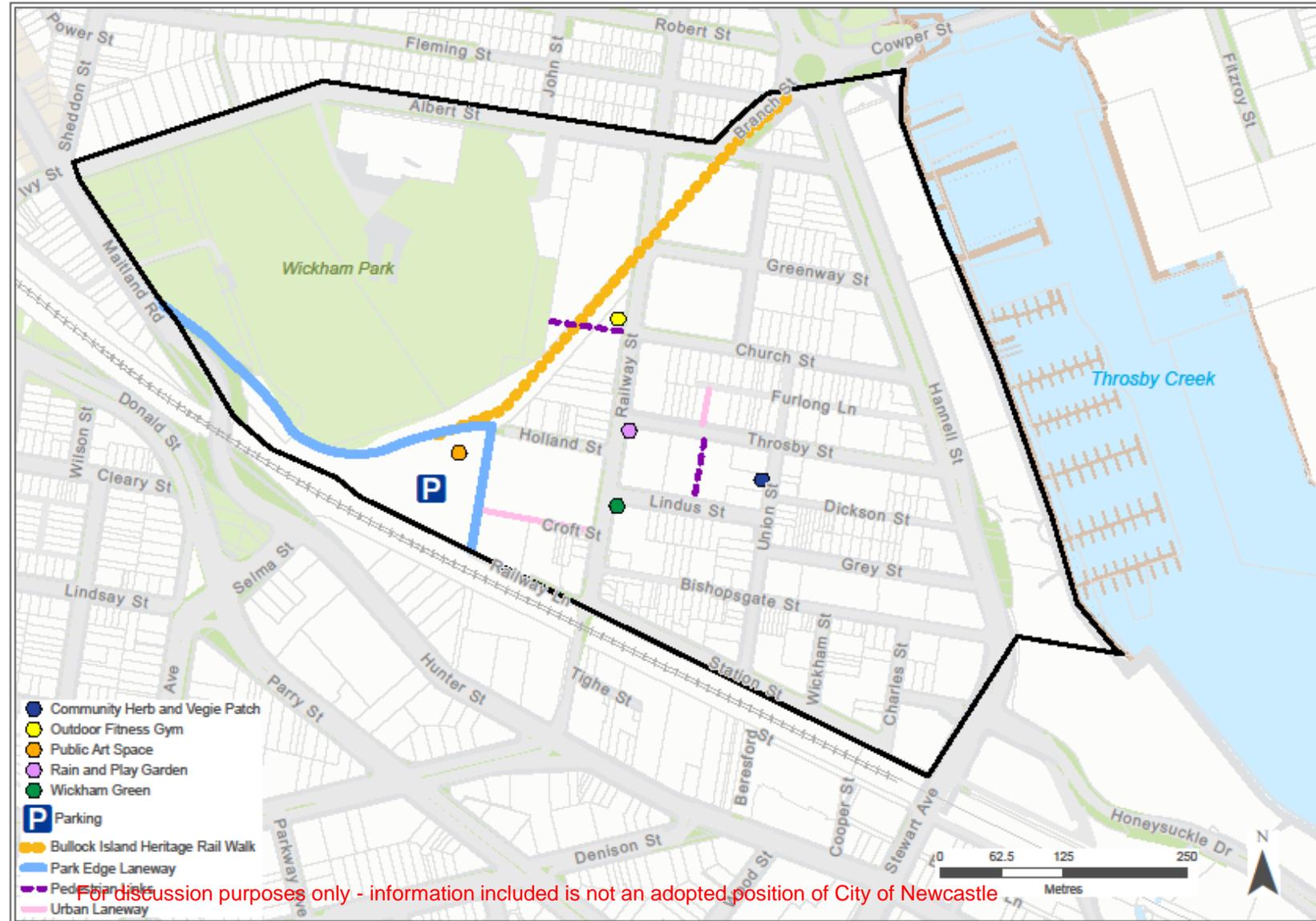
# Potential redevelopment incentive areas

- Based on predetermined GFA incentive scenarios:
  - Subject to SANSW approval
  - Dependant on land parcel size
  - Value of offer
- Offer for incentive based on:
  - If uplift is for HOB only or includes FSR
  - Land being identified by CN
  - Embellishment as per CN specification and costing
  - Funding towards identified community infrastructure

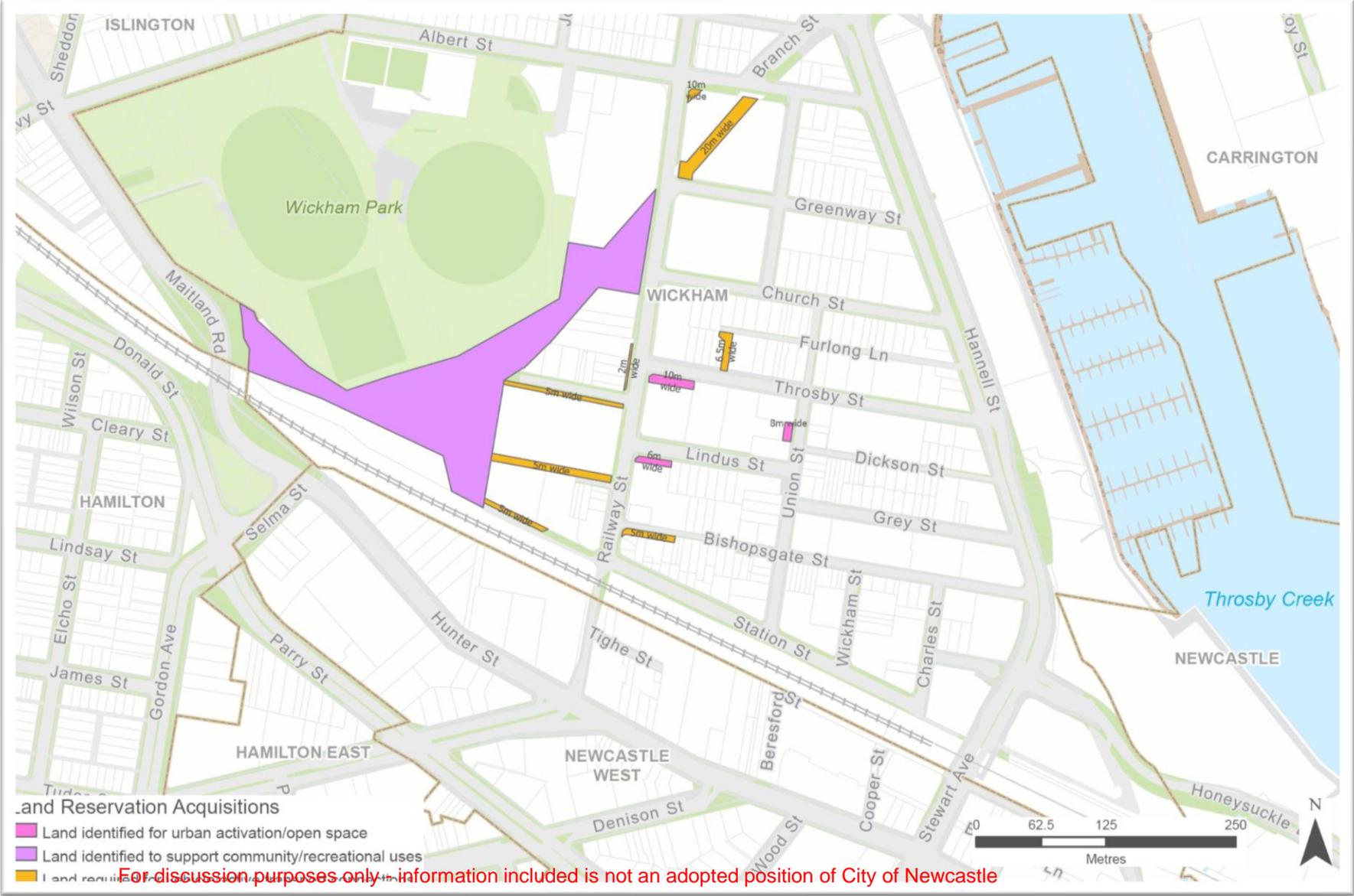


# Potential community infrastructure projects

- To be scoped and costed



# Land required for community infrastructure



# Where to from here?

1. Draft Wickham masterplan 2020 updated reported to Council in December 2020
2. Formal community/stakeholder engagement to commence in early 2021.
3. Preparation of implementation measures (i.e. LEP clause for incentives, Policy, and DCP) prepared in new year.