

Wednesday, 29 February 2012

Newcastle City Centre and Urban Renewal SEPP
Response given to *The Newcastle Herald*

1) Does the Urban Renewal SEPP effectively stop land owners from subdividing land in the CBD unless they agree to maximum height and floor space ratios?

Department of Planning and Infrastructure response:

There is no freeze on the ability to subdivide land included on a map within the State Environmental Planning Policy (Urban Renewal), such as land in the Newcastle city centre.

The Urban Renewal SEPP currently applies to only three potential urban renewal precincts in NSW – the Newcastle city centre, Granville, and Redfern-Waterloo.

While the area is being investigated for urban renewal opportunities, there are additional criteria which must be met for certain types of subdivision, or a development application with a capital investment value of more than \$5 million. This is to ensure that development proposals support the future urban renewal of the precinct.

Specifically, the consent authority must consider whether or not the proposed development is likely to restrict or prevent:

- higher density housing, or commercial or mixed use development;
- the future amalgamation of sites to facilitate urban renewal; or
- access to, or development of, infrastructure, facilities and public domain areas associated with existing and future public transport.

Subdivision proposals would generally be lodged with, and assessed by, the local council.

2) What is the timeline for the release of a Newcastle urban renewal study for public comment?

Department of Planning and Infrastructure response:

The department is currently working to conclude its investigation work into the Newcastle city centre, which includes consultant studies on economics, transport, public domain and heritage.

These investigations will be brought together within a comprehensive Urban Renewal Study, and a detailed review of the current planning controls for the Newcastle City Centre. The study is expected to be released for public consultation by the middle of the year.