



Mr Jeremy Bath
CEO
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attn. Urban Planner, Stella Fielding

Dear Mr Bath

Newcastle Local Housing Strategy

I refer to Council's correspondence of 22 December 2020 regarding the *Newcastle Local Housing Strategy* (the Strategy). I wish to congratulate Council on the completion of the Strategy and Council's ongoing commitment to delivering a strategic, evidence-based planning framework for your community.

I am particularly pleased with Council's intention to promote greater flexibility in its planning controls and remove barriers to infill development in areas identified for growth. I expect implementation of this approach will involve limited planning proposals for site specific provisions and a more strategic approach to the amendment of planning controls in the local government area. Particularly, as part of the action to review land use tables of residential zones and residential development control plan controls to ensure permitted land uses and development are consistent with zone objectives.

I agree that the Strategy meets the requirements of Action 19.1 of the *Greater Newcastle Metropolitan Plan 2036*.

Please accept this correspondence as my conditional endorsement of the Strategy. Due to the additional investigation required before site-specific or policy planning proposals can be prepared, this endorsement cannot be used to justify any inconsistency with section 9.1 Ministerial directions. In particular, the action to reduce minimum lot size in the E4 Environmental Living zone in Black Hill.

This endorsement is also conditional upon:

- recognition of state environmental planning policies on housing diversity, design and place is evolving and any future planning proposals will need to respond to the relevant policies in place at the time;
- future investigation into affordable housing contributions being consistent with the Department's *Guideline for Developing an Affordable Housing Contribution Scheme*; and

- further work being undertaken on new residential subdivisions and the stage 2 of the urban renewal corridors, noting the existing land supply and local character on parts of this land.

The Department is keen to work with Council on the actions to review the stage 1 urban renewal corridors and the local environmental plan to reflect land capacity and constraints of precincts in the Wickham Master Plan. We will also continue our collaboration with Council on implementation of catalyst areas to reflect the actions and objectives for housing typologies that are set out in the Strategy.

Please make a copy of this endorsement letter publicly available to your community.

If you have any more questions, please contact Mr Dan Starreveld, Manager, Local and Regional Planning, Central Coast and Hunter Region at the Department of Planning, Industry and Environment. Mr Starreveld can be contacted on 8289 6650.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Simpkins', with a long horizontal line extending to the right.

02/03/2021

Dan Simpkins
Director, Central Coast and Hunter Region
Planning and Assessment