

Appendix 1

Precinct outcomes brief

This Precinct Outcomes Brief was used to inform the directions of the urban renewal strategy. It was prepared prior to the government's decision on transport services and was therefore written to enable the successful implementation of all possible transport arrangements.

Newcastle City Centre Precinct Outcomes Brief - 14 July 2011

State Policy Directions	Precinct Outcomes	Local Renewal Actions
Access to key activities (retail, office, health, education, leisure and entertainment facilities, community and personal services) is improved (SP, LHRS)	Newcastle City Centre is strengthened as a major regional city, being the centre of higher order administration, education, employment, residential, cultural, community and leisure functions for the wider region.	- Review land uses in the precinct considering the local and regional demand drivers. - Encourage a diverse mix of complementary uses and Investigate opportunities to encourage grouping of land use activities. - Identify an appropriate mix of uses to ensure after hours activation of the city centre is achieved. - Encourage the expansion of educational facilities in the City Centre to achieve a vibrant educational hub. - Revitalise coastline public domain spaces within the precinct. - Reinforce and enhance the role of the Civic Precinct as the cultural and civic focus of Newcastle City Centre.
Greater community and dwelling diversity is provided (LHRS)	A wide range of housing types and dwelling sizes are provided and a mix of public, private and affordable housing options are offered throughout the precinct.	- Ensure diversity of housing such as social, affordable, private housing to encourage diversity and social inclusion. - Identify ways to encourage greater provision of social and affordable housing within the precinct. - Identify ways to integrate social, affordable and private housing. - Consult with Housing NSW and other community housing providers to establish the appropriate proportion of affordable housing for Newcastle City Centre, and incorporate into the future planning framework for the precinct. - Achieve an affordable housing component in new private residential developments, reflected by the sale price of properties that are affordable for the Newcastle Local Government Area
State dwelling and employment targets are met (LHRS)	The Lower Hunter Regional Strategy dwelling and employment targets have been met.	- Facilitate the achievement of Lower Hunter Regional Strategy targets for 4,000 new dwellings and 10,000 new jobs to be provided within the Newcastle CBD area to 2031. - Maximise opportunities of key redevelopment sites to contribute to the achievement of these targets.

A vibrant place has been created which is a focus for community activity, cultural development and social inclusion (LHRS)	Newcastle City Centre is a vibrant, diverse precinct that provides jobs, quality housing and a wide range of supporting uses.	• Identify employment types to be promoted in the precinct, housing requirements and social infrastructure required to create a vibrant community. • Retain items of heritage significance and contributory buildings in the precinct by encouraging their adaptive re-use. • Promote adaptive reuse to encourage retention of items of heritage significance and contributory buildings within the precinct. • Investigate ways to encourage refurbishment of existing building stock within the precinct, particularly buildings with heritage significance. • Ensure that the public domain is safe and that opportunities for crime and antisocial behaviour are minimised. • Implement the public domain study and ensure the public domain is safe and has a high accessibility, amenity and useability. • Ensure a sufficient amount of local infrastructure including parks, recreation areas and community facilities is provided. Ensure that these facilities have high accessibility, activation, amenity and useability.
Development is predominantly located in accessible areas around existing and proposed infrastructure (SP, LHRS, SEPP)	Key precincts within the city centre have been renewed and activated.	• Explore opportunities with the council, Hunter Development Corporation, the university, and industry to reinvigorate areas around transport nodes with appropriate uses. • Review current planning controls in the LEP and DCP for the west end and the remaining precinct to promote renewal and redevelopment.
Opportunities for redevelopment of key Government and privately owned sites have been explored (SEPP)	Renewal opportunities for key sites have been explored.	• Investigate opportunities to facilitate redevelopment and renewal of opportunity development sites and other redundant or underutilised land. • Explore the impacts of key environmental and development constraints such as flooding, high water table and mine subsidence on future development opportunities in the precinct. • Promote the efficient renewal of social housing stock within the precinct, where applicable.
Infrastructure is better utilised (SP, LHRS)	Pedestrian access to Wickham and Civic Railway Stations is improved, stations are upgraded and more pedestrian links across the railway line are provided to improve access and permeability to the surrounding areas.	• Facilitate partnerships with transport agencies to investigate opportunities for upgrade of Wickham and Civic Stations, ensuring better pedestrian access and amenity. • Investigate opportunities for additional, safe pedestrian and cycle connections across the railway line to the Honeysuckle precinct. • Ensure adequate and well located local infrastructure is provided to support the local and regional population.

Opportunities for walking, cycling and public transport have been increased and the number of car journeys to access services have been decreased (SP, LHRS)	Attractive and safe pedestrian and cycle connections are established along Hunter Street and to the harbour across the railway corridor and bus stops are well located.	• Develop public domain improvement concept plans for three locations along Hunter Street to encourage walking, cycling and public transport use: 1. Hunter Street Central (former mall) between Perkins Street and Pacific Street 2. Hunter Street Civic between Union Street and Darby Street, 3. Hunter Street Wickham including Cottage Creek corridor • Incorporate cycle ways into the public domain improvement projects. • Aim to achieve the State Plan 20% public transport target during peak hours for Newcastle city centre. • Review the functionality of bus lanes and the siting of bus stops along Hunter Street to encourage public transport use. • Ensure that bus stops throughout the precinct are located at key destinations and are supported by active street uses and higher density mixed use development.
Social infrastructure is appropriate, adequate and accessible (SP, LHRS)	Community facilities and services are provided to support the local and regional population and social housing has been retained and renewed.	• Ensure adequate social infrastructure is provided to support the community and that such facilities are well located and accessible. • Ensure that renewal does not contribute to a reduction in social housing across the Newcastle city centre.
Sustainability has been improved through the incorporation of design measures for climate change adaptation (SP, LHRS)	Water, energy and waste minimisation systems are incorporated in all new developments and Water Sensitive Urban Design strategies and incorporated into public domain projects.	• Ensure ecologically sustainable development (ESD) initiatives are incorporated into public domain works to improve environmental performance, efficiency and the running cost of projects. • In redeveloping key larger sites consider a whole of block approach for ESD initiatives to improve environmental outcomes, efficiency and cost.