

17th March 2013

Manager Centres and Urban Renewal
Department of Planning & Infrastructure
GPO Box 39
NEWCASTLE NSW 2300

Dear Sir/Madam

As the land owner of **11/13/15 Bishopgate Street, Wickham** (Registration Name T G Davidson Pty Ltd) please find below my response to the Newcastle Urban Renewal Strategy 2012.

Planning the Wickham Precinct.

Submission developed to address:

Policy -Improving Community and Personal Service for Wickham Precinct in NUR:

- Wickham residents and pedestrians require access to Newcastle Harbour, Wickham Park, and Tree of Knowledge Park and Cottage Creek Park.
Development should allow and encourage unlocking pathways to these areas; currently each area is locked off by busy roads or industrial activity.
- Manage the disjointed sites and openly develop the areas through to parks and services right through to the CBD and the Foreshore area.

Policy- Community and dwelling diversity for Wickham in NUR:

- Appropriate zoning allowing for diversity. i.e. cottages, apartments and business, incorporating sustainable accommodation, for tourists and corporate workers.
- Enable access to infrastructure such as parks and cycle ways to Hunter Street & the rest of the CBD.

Policy – Employment; Jobs and Quality housing for Wickham in NUR

CBD employees utilise Wickham for parking due to the proximity to their places of employment and the Hunter Street and Market Town shopping centres.

- Walk ways and cycle tracks through the area to the CBD should be developed to encourage walking cycling to work via safe and aesthetically appealing tracks and walkways.
- The Wickham area is well suited and demographically conducive to boutique shops and businesses,: hairdressers, beauticians, dentist, doctor, real-estate, conveyance, event organisers, advertising agency,

Engineers, consultants, IT specialist. Apartments and developments should cater for and allow for these types of businesses.

- Serviced accommodation, for visitors and corporate workers.

The Infrastructure in the area is good. Schools, medical services, transport services and recreational lifestyle are all close and established.

- Allow for suitable residential developments that will reflect an urban village culture.

Policy- Good Infrastructure and promotion of the existing infrastructure around Wickham in NUR:

- Manage the vehicle movement by restricting travel times on some of the Wickham laneways. Traffic management plan through the area needs revised and allow for the promotion of all existing cycle ways, we have 3 huge parks and the waterfront pathway. Hundreds of Honeysuckle people walk through Wickham daily, or ride bikes each day, the traffic management plan need to allow for and encourage these cycle ways and pathways

Policy- Walking and Public transport around Wickham in NUR.

Wickham links Hamilton to the Foreshore and Honeysuckle and the CBD people walk and cycle through the area daily The Cycleway on the Wickham waterfront links Waratah to the Newcastle CBD. Many workers ride to work along the extensive cycleway network.

- Well maintained Laneways in Wickham are a means to improve access to Newcastle's well developed and modern city infrastructure and the Foreshore.
- The area needs good lighting, good pathways

Policy- Wickham's Social infrastructure in NUR

Wickham embraces people who utilise the harbour and the out door lifestyle. There is a need for some community facilities.

- Possibly, a venue for meeting and community gatherings.
- Planning should allow for suitable buildings for community sporting groups as the parks are large and encourage social engagement and large events.

Policy -Sustainability in design of the Wickham Urban Village Precinct in NUR:

There is a need develop Local community facilities/centres to improve Wickham's social activities, aspects that need to be catered for are:

- Wickham is a small suburb with close proximity to all facilities; this creates a very inner city lifestyle.
- FSR should address this need to overcome congestion, along with communal area to allow public interaction.
- Green space wherever design allows,
- Development should sympathise with the pedestrian nature of the community's outdoor lifestyle.
- Re- adapting brown field sites and protecting the village structure will be important through these developments, Hunter Street, Honeysuckle and Wickham should reflect a modern inner city lifestyle for Newcastle's further growth.
- Brown field sites require modern, adaptive design for sustainably liveability for the next 50 years; these sites are undervalued space in Wickham.

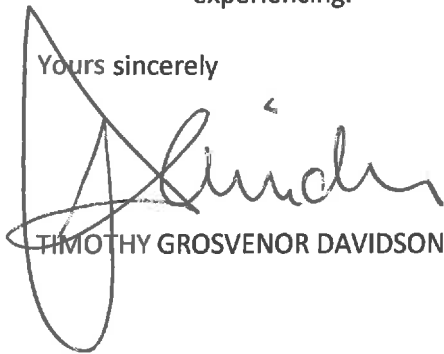
Policy- Safety across the Wickham Precinct NUR.

- The Wickham DCP needs to detail flood corridors through the lanes and Local Centres, in design consideration, ensuring safety of an Urban Village community.
- Poor quality budget neighbourhood amenities should be avoided, Wickham already has the mix of crisis housing and now there is a proposed railway terminal. To alleviate unsavoury behaviour that these amenities bring with them needs to be considered by appropriate planning incorporating aesthetically appealing design, Practicability, public safety and social durability, i.e. graffiti resistant, open space rather than hidden pockets.

Policy – Wickham’s economic growth integrating with the NUR

- Wickham’s Urban Village DCP with correct zoning is necessary for the continued economic development of Hunter Street and The Newcastle CBD.
- Evolving suggestions brings ad-hoc economic growth and is retarding the change Wickham is now experiencing.

Yours sincerely



TIMOTHY GROSVENOR DAVIDSON