

urbanrenewal - Newcastle Urban Renewal Strategy Submission (NURS)

From: Margaret Henry <marghenry10@gmail.com>
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Date: 4/19/2013 5:17 PM
Subject: Newcastle Urban Renewal Strategy Submission (NURS)

I wish to make a submission to the NURS and to raise the following points :

I welcome the concept of an urban development and renewal strategy .

I am concerned however at the proposed increase of heights especially in the historic East End eg in Newcomen and Bolton Streets, the former David Jones building and the School of Arts building (now the Loft) . These would impact negatively on the human scale of existing buildings in the CBD and the overall integrity of the city .

The height (45ms- 50%over the current limit) recommended for the former Civic site (possibly for a university development)would have a negative impact on the important precinct containing historic University House and the Civic Theatre Building .

Although 4.3.6 makes a number of statements supportive of retaining the city's rich heritage , the recommendations of the strategy are hostile to heritage :

These include proposed additional height to the Cohens Warehouse , and a "boutique" hotel at the Newcastle Ocean Baths . (a valuable heritage and tourist icon with grand views from the baths , which would be compromised) .

Also of concern is the retention of medium density as in the Newcastle East Heritage Conservation Area and 2012 LEP. This important area should remain low rise to respect the topography of the Hill area and the Christ Church Cathedral and the low rise character of the built form of Newcastle East ..

5.3.2 sets out positive objectives in relation to the Mall , but the results of implementing the Strategy's proposals would be to damage the sense of place and the city's heritage .
 eg the statement that "only 5 buildings are likely to stay", the omission of notable heritage buildings , like David Jones . There appears to be support for facadism, a now discredited approach to urban renewal and heritage conservation .

NURS is silent about the important sites of James Fletcher and the Newcastle Court House . These need to be protected by appropriate development standards and zoning .

Above all , I object to the decision to remove the rail line between Wickham and Newcastle on transport, planning, economic and heritage grounds . I strongly object to the decision being made unilaterally without any opportunity for public comment and without any professional transport, economic or planning arguments to justify the decision .

Yours sincerely

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