

Newcastle Urban Renewal Strategy 2012
Submission for Lynch's Site
292 Wharf Road



Peter Medi, Bruce Wade, Allen Fairhall & Alistair Christie
Honeysuckle Residents Association
PO Box 2341
Dangar, NSW 2009

Mob 0418 631 410

1 Introduction

This submission concerns the Lynch's Prawn site at 292 Wharf Road. The site is approximately 350 square metres and is located at the western extremity of The Foreshore. It is within the Newcastle Urban renewal area and has been the subject of protracted correspondence between our Association and Newcastle City Council. It has also been the subject of an expensive land and environment court case relating to an overdevelopment of the site. Under Newcastle City Council's LEP 2012 the land is zoned B4 Mixed Use.

Honeysuckle Residents Association (HSRA) has provided ample evidence to Newcastle City Council in previous correspondence and our report of June 2009

("Lynch's Prawn Site 292 Wharf Road Newcastle - Incorrect and Improper Land Classification, Zoning and Exclusion from The Foreshore Plan of Management")

This report clearly showed that the Lynch's site was:

- Always intended to be an integral part of the Foreshore Park as parkland and specifically acquired by Council for the Foreshore Park
- Inappropriately zoned in 1987 when it should have been zoned Open Space
- Inappropriately declared by Council in 1994 to be vacant land, made operational land and excluded from the Foreshore Plan of Management.

The site also encroaches onto the Foreshore Promenade which is a shared recreational pedestrian/cycle pathway. Any reduction in the width of the promenade should the site be developed to its boundaries would be untenable as there is already an unacceptable bottleneck for pedestrians and cyclists in this locality.

The Foreshore Promenade would not meet the design standards for a major pathway as per Ausroad Guide to Traffic Engineering Practice or to Council's previous Foreshore Promenade Redevelopment Plan for this area that shows a 6m wide promenade in front of Lynch's.

Reduction in the width of the promenade would increase the risk of conflict and accidents between pedestrians and cyclists and could expose council to litigation.

Lynch's is a small and sensitive site. For Council to conform to its planning instruments any building is required to provide 12m between the harbour edge and the building line and is to include an 8m promenade. This is required if consistency is to be maintained with alignment to the adjacent development, sight lines are not to be interrupted and it is sensible development to prevent a built up water's edge.

In addition 6m separation between the boundaries of Lynch's and the Becton is required for public domain access and view corridors.

This reduces the available area for commercial development to a non-viable size.

Notwithstanding, the site is one of the 13 sites identified for possible disposal by Council.

Disposing of this land would be inconsistent with Council's own recommendations contained in *Newcastle City Strategy Group report of March 2003* on Lynch's which concluded that:

- *“Council retain ownership of the site. As a consequence of its location the site can significantly influence public use and residential amenity within the vicinity. The site also determines the visual and physical links between Wharf Road, the harbour, The Foreshore Park and the Merewether Wharf Public Domain/Promenade. Given these factors council ownership and control is recommended”. In addition the Strategy Group Report raised a number of issues including retention north/south pedestrian walkway/view corridor and the provision of a 6m wide walkway to: facilitate pedestrian movement both to the foreshore and at the junction of Merewether Wharf Promenade and the Foreshore Park; to increase public appreciation and attraction to the foreshore/promenade by maximising sight lines and in particular oblique viewing to the harbour; improve presentation by providing visual relief from continuous block building (and is consistent with public access points that have been incorporated into the Becton Development); it has the potential to contribute to community perception of safety by ensuring the immediate vicinity is open with no hidden areas or blind spots. “¹*

2 Foreshore Park “Making Places”

Honeysuckle Residents Association believes that the best use of this land is parkland for the enjoyment of the people of Newcastle. The existing derelict building should be demolished and site reinstated into the Foreshore as parkland as was the original intention. It is suggested that it be developed as a memorial garden dedicated to Joy Cummings commemorating her contribution to establishing the Foreshore. Our Association would be prepared to champion this as a “Making Places” project and commit to co-ordinating local community involvement and financing the project if indications to HSRA from NSW Department of Planning and Infrastructure and/or council were that this option was worthy of further consideration.

¹ The City of Newcastle, Report on matters relating to City Strategy Group Item No 6 of 25 March 2003. Former Lynch's Prawn Shop Site.



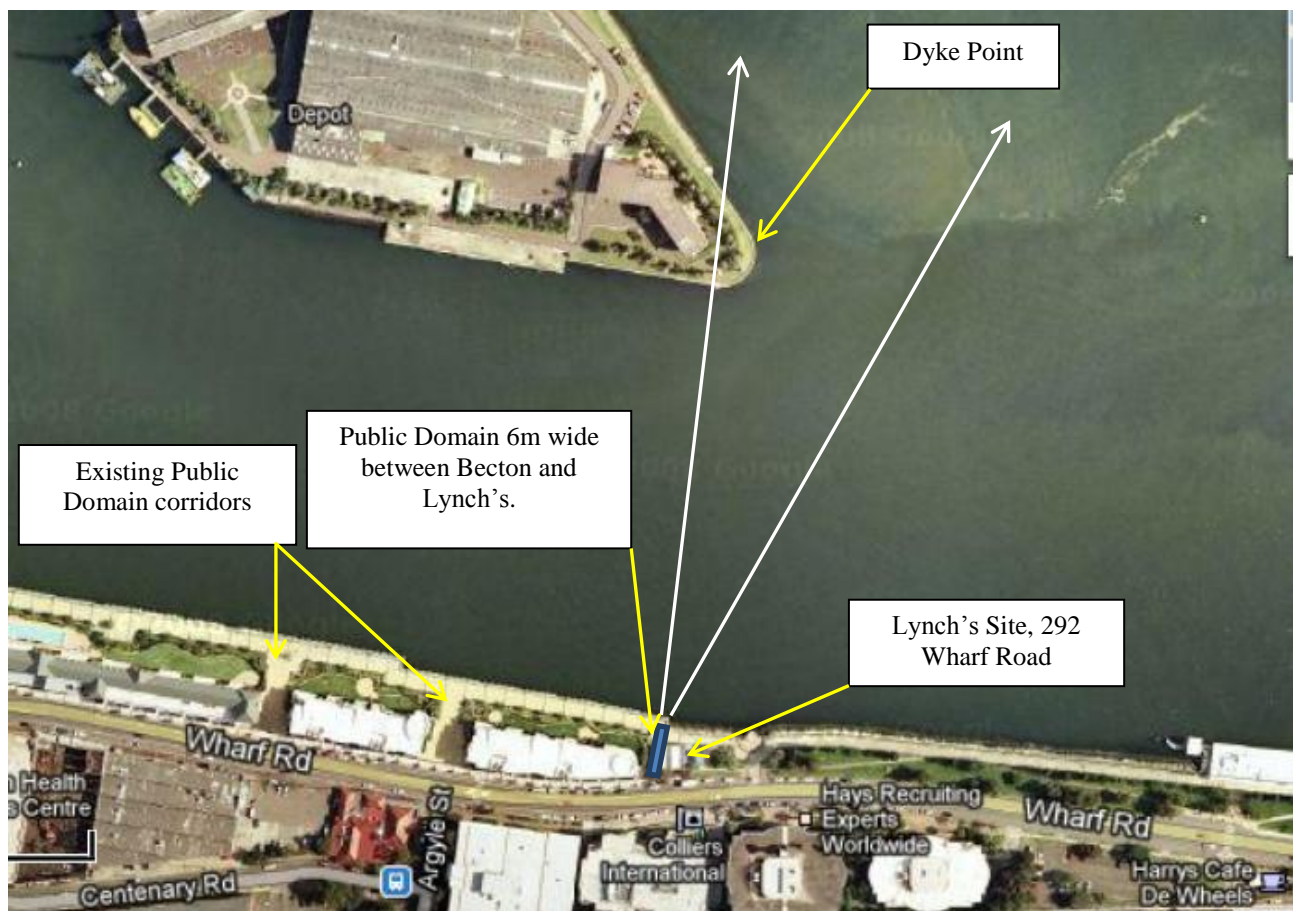
Photo shows the Lynch's site and the encroachment onto the Promenade by Lot 1000 DP 1087291 approximately 1m as shown by the red line; it also shows the bottleneck at this junction for pedestrians and cyclists.



Photo shows the view toward Dyke Point from Wharf Road.

A minimum 6m wide view corridor must be maintained.

Figure showing Lynch's in relation to Becton and view corridor to Dyke Point



3 Site View

Figure shows the 6m setbacks recommended by Council in their City Strategy Group Report 2003.

