

Department of Planning and Infrastructure
GPO Box 39
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Dear Urban Renewal Planning Group,

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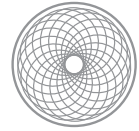
I am writing with concern about the proposed development plan for the Newcastle CBD area. Unfortunately the title of a CBD does not now apply with the business centers of Charlestown and Honeysuckle draining the area of business. As such Newcastle needs to be viewed as a residential suburb.

The Hunter St Mall needs to be disbanded altogether. It has failed multiple re-incarnations and needs to be considered a high street such as Darby St. The mall is always dark and cold due to the tall surrounding buildings and the east-west orientation not allowing any sun in. Successful malls need to predominantly north-south, look to other capital cities.

Promoting Wickham with new development is a good idea. Truncating the rail line at Wickham however appears to be lacking major detail and the implications great. A residential suburb of Newcastle requires a public transport option. The Newcastle bus service is poor and to change from a bus to a train at Wickham is not an attractive option. There is a lack of detail regarding the interchange of trains and the affect that this will have on current roads such as Beaumont St, Hamilton. The closure of Beaumont St. would be a disaster for those living on the Islington side of the rail line.

I do not believe that the rail line is a barrier to the harbour. There is significant impediment from the buildings that line Hunter St. before getting to the rail line itself. There is ample paedestrian access across the lines which takes little effort access.

If the railway is pulled up why is this corridor not being utilized? It is ready made for a bike way and yet the bikeway is being squeezed into Hunter St. Unless there is a plan for this corridor it is always susceptible for over development and high rise buildings. Why is there no formal plan for this area.



The promotional material states that the plans for the Civic area “will strengthen this precinct as Newcastle’s main civic, educational and cultural hub”. Large population based developments such as the court house and university proposal will need to access this area, yet the train line is cut one station short. This does not make sense.

There needs to be a full disclosure of conflicts of interest in this process.

Newcastle suburb needs development. I believe this development can go ahead utilizing the rail system as it is now.

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Sincerely yours,

Joshua Hunt