



# 2012 Newcastle Urban Renewal Strategy Submission

## About the Property Council of Australia

The Property Council of Australia is the peak body representing the owners, managers and investors of Australia's \$320 billion property sector. We underpin the health and growth of the NSW economy. In The Hunter alone, we contribute \$8.3 billion to economic growth, pay \$3.8 billion in wages and generate 75,000 jobs.

The Hunter Chapter of the Property Council of Australia comprises key leaders from the property development industry. Our members have a long term interest in the economic prosperity of the Hunter. Attracting and accommodating growth, delivering infrastructure and achieving planning reform are issues of particular interest to our members.

They have advocated consistently and scientifically to build a future city, a truly world-class regional capital, which can support NSW's regional economic powerhouse.

# Executive Summary



Future Newcastle must support;

- **Growth**
- **Innovation**
- **Liveability**

## We Believe

The Property Council of Australia believes in the future of Newcastle and The Hunter.

We believe the Newcastle Urban Renewal Strategy could unlock \$1 billion worth of economic activity and transform the CBD.

We believe in the vision to open up ground breaking new connections from the city to the waterfront and launch fresh, vibrant precincts.

We believe the O'Farrell Government has shown true leadership with its courageous decision to build a new transport interchange at Wickham.

The Property Council's reform agenda includes a planning revolution, local government modernisation, fair and rational taxes and stronger regions.

*"This decision will have a profound effect – we are already seeing outside investors looking at Newcastle's CBD."*

Ed Crawford, Chair, Newcastle Renewal Taskforce

*"There is certainly a renewed sense of optimism"*

Scot Brown, Senior Associate, JBA

We also believe the strategy can be made better.

Overview	Objective	Outcome
1. Free the Shackles	Innovative & site specific solutions	Accelerated CBD renewal
2. Move more people further	Hunter Transport Plan	20% of CBD trips by public transport
3. Fix mine subsidence	CBD Grouting Strategy	A level playing field for investors

**Andrew Fletcher**  
NSW Regional Director - Hunter  
Property Council of Australia

# About our Submission

Delivering urban renewal projects on this scale is core business for members of The Property Council of Australia. That's why we immediately committed resources to a Submission Action Plan and energy to tap our intellectual capacity.

The Newcastle CBD Renewal Taskforce, a team of local experts, was convened within days of the Government's announcement to work through the detail of the strategy and lead the submission.

The Taskforce includes local industry professionals with expertise in the areas of urban design, architecture, transport planning, place making and mine subsidence.

Their work has included;

- In-depth analysis
- Testing models
- Extensive consultation
- Designing policy improvements
- Communications Strategy



*"Industry has made a real effort to tell the community that the private sector is 100% behind this decision and stands ready to invest in Newcastle's future now there is certainty about reconnecting the city with its waterfront."*

*"The naysayers have clearly not read the strategy or seen the YouTube video of how the city will look – you can't help but feel excited when you do."*

*Andrew Fletcher, NSW Regional Director - Hunter*

# CBD Leaders Summit


The Taskforce convened a CBD Leaders Summit of the major investors, property owners and developers in the Hunter – as well as the region's peak industry bodies and professional associations. (Attendance List at Appendix 1).

The CBD Leaders Summit had the following aims;

- Widen the net of good ideas
- Test the Taskforce's draft recommendations
- Settle on a unified set of recommendations to Government

PROPERTY COUNCIL OF AUSTRALIA – HUNTER

## Join the Leaders



The Government's announcement of the Newcastle Urban Renewal Strategy has the potential to transform the city and generate \$1 billion worth of economic activity.


Delivering urban renewal projects on this scale is core business for members of The Property Council of Australia.

That's why we immediately formed a Taskforce of local experts to work through the detail of the strategy.

The Newcastle Renewal Taskforce includes industry professionals with expertise in the areas of urban design, architecture, transport planning, place making and mine subsidence.

They will lead the industry submission to Government.

You are invited to participate in that process. We want your views and input.



**Date:** Monday 18<sup>th</sup> February 2013  
**Time:** 2.30pm – 4.00pm, followed by networking drinks  
**Venue:** Morrow Room, Novotel Newcastle Beach  
**RSVP:** [afletcher@propertycouncil.com.au](mailto:afletcher@propertycouncil.com.au)

# Top ten recommendations

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## Free the Shackles

1. Create a simple framework that gives control to planners and puts merit based assessment first.
2. Remove prescriptive controls to provide flexibility in zoning and outcomes.
3. Give concessions for the adaptive reuse of Newcastle's heritage buildings.

## Move more people further

4. Deliver a world-class Transport Interchange at Wickham
5. Preserve the rail corridor as a green link.
6. Bring forward a Hunter Transport Plan.
7. Commit to Bus Rapid Transit as the generational solution.

## Fix mine subsidence

8. Design a CBD Grouting Strategy which attacks whole city blocks.
9. Establish a joint Commonwealth-State \$20 million CBD Grouting Fund to finance works.
10. Align Local Government and Mine Subsidence Board (MSB) concurrences.



The background is a solid blue gradient. In the upper portion, there are several bright, diagonal light streaks that create a sense of motion and depth. One prominent streak runs from the top left towards the center. Another, slightly more horizontal, runs across the top right. A third, shorter streak is visible below the first one. A faint, dark grid pattern is visible along the top edge, suggesting a perspective of a surface or a distant horizon.

*“Free the  
Shackles”*

## Key Recommendation

A simple planning framework to accelerate CBD renewal must have the following features;

- Merit based assessment for built form
- Flexibility in zoning and outcomes
- Incentives for adaptive reuse of heritage buildings

## The issue

Newcastle has a unique set of constraints and challenges. The proposed planning controls are overly prescriptive and will not promote urban renewal.

Imposing an arbitrary mix of floor space for individual buildings will not facilitate investment and is contrary to the Government's reform agenda.

Only one of the Heritage Case Studies (Stegga's Emporium) within the strategy was considered to be economically viable.



## Impact

Accepting innovative and site specific design solutions will facilitate investment and allow accelerate renewal.

As noted by Michael McPherson, urban design expert, Newcastle CBD Renewal Taskforce:

*"Now is the time to create a simple framework to achieve sound urban and architectural design solutions which benefit the city and community – not add to the constraints and challenges."*

A focus on achieving a mix of uses within zones, rather than developments, will allow precincts to evolve according to market demand.

Retaining heritage assets and the distinctive character of Newcastle's built fabric, while at the same time developing vibrant new precincts.



*“Move more  
People Further”*



## Key Recommendation

Bring forward a Hunter Transport Plan that interlocks with the CBD Strategy and commit to Bus Rapid Transit as the generational solution.

### The issue

There is currently no regional incentive to reduce car based travel. Traffic congestion is on the rise, which means productivity is on the decline.

Key catalyst projects such as the UrbanGrowth NSW Project, Law Courts and City Campus will create unprecedented demand in the CBD for public transport.

Only 11.8% of daily CBD commuter trips are by public transport (T-MAP October 2010).

No priority is given to buses on the road network.

Significant gaps exist in the pedestrian and cycling network.



### Impact

Novocastrians are craving to know how the future transport network will operate.

As noted by Mark Waugh, transport expert, Newcastle CBD Renewal Taskforce:

*‘The community needs to be shown how enhanced connectivity will shape urban renewal’*

A Hunter Transport Plan which provides an integrated solution will;

- Give confidence to investors and residents
- Satisfy the demand of 12,600 extra residents and 10,000 new workers
- Meet the Government’s target for doubling commuter trips by public transport
- Make for a more liveable and sustainable CBD

The background is a solid blue gradient. In the upper left, there are several bright, diagonal light streaks. A series of dark blue rectangular blocks are arranged in a grid-like pattern, receding into the distance along one of the light streaks.

*“Fix mine  
subsidence”*

## Key Recommendation

A paradigm shift in approach is required that creates a level playing field for investors and is founded on;

1. A CBD Grouting Strategy which attacks whole city blocks
2. A \$20 million CBD Grouting Fund established by Commonwealth and State grants

## The issue

Mine subsidence is Newcastle's unique problem child and the CBD's greatest barrier to investment.

There is uncertainty and inequity in the cost of remediation, which can run to 50 per cent of land value. Work is required up-front and often funded at mezzanine finance rates for the duration of the project.

Current circumstances mean the lead developer subsidises the neighbours. The opportunity for much needed development — and growth — is lost.

Proposed building heights in the West End fail to leverage the least affected areas.



## Impact

The feasibility of city building projects is trashed. Developments are abandoned before assessment lodgement. Investment capital leaks domestically and globally.

As noted by Neil Petherbridge, mine subsidence expert, Newcastle CBD Renewal Taskforce:

*'Failure to fix the mine subsidence problem, once and for all, will mean the fight to reconnect the city with its waterfront was all for nought.'*

A CBD Grouting Strategy will create economies of scale. A \$20 million CBD grouting fund — established by Commonwealth and State grants (\$10 million each) — will stimulate renewal.

The fund would be accessed by developers at low interest rates to finance remediation. Repayments would commence at occupation stage, and the loan amount be offset by contributions from adjoining sites which gain benefit.

# Contact Us

## Property Council of Australia NSW Division

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# *Appendices*



## Appendix 1 - CBD Leaders Summit Attendance List

Name	Position	Organisation
Andrew Fletcher	Regional Director	Hunter PCA
Edward Crawford	Chair	Hunter PCA
Tim Owen MP	Member for Newcastle	NSW Parliament
Jeff McCloy	Lord Mayor	City of Newcastle
Brian Swaine	Managing Director	McCloy Group
Carmel Foster	Deputy Chair	Hunter PCA
Charles Bartlett	Director Development - Hunter	Urbangrowth NSW
Craig Marler	Senior Planner	ADW Johnson
Katrina Reye	Partner	Harris Wheeler Lawyers
Mark Hocking	Newcastle Manager	Rider Levett Bucknall
Murray Evans	Partner	PwC
Neil Petherbridge	General Manager	Northrop Engineering
Paul Muir	Project Director	Coffey Projects
Robert Dwyer	General Manager - Newcastle	RPS Australia
Michael Rabey	Chief Operating Officer	AEH Retirement
Scot Brown	Senior Planner	JBA
Peter Macadam	State Director	Colliers International
Lynn Mangovski	Development Manager	Greater Building Society
Kristen Keegan	CEO	Hunter Business Chamber
Anita Hugo	Policy Manager	Hunter Business Chamber
Shay Gill	Secretary	Hunter PIA
Ian Summers	Development Manager	Stronach Property
Michael Nielson	CEO	Newcastle NOW
Evelyn King	Manager	Newcastle NOW
Will Creedon	Chair	Tourism Hunter
Chris Chapman	Managing Director	Pacific Lifestyle Group
Judy Jaeger	Director Future City	City of Newcastle
David Boyer	Director	Cartier Group
Julie Rich	Director Development - Newcastle	Urbangrowth NSW



## **EMBARGOED UNTIL 12:01AM FRIDAY DECEMBER 14 2012**

### **Pens down, shovels out!**

*"How many reports are needed? Pens down, shovels out"* was just one of the comments left by over 600 Novocastrians that completed City Poll. The lack of action on fixing Newcastle's city centre was a common theme, with local and state governments receiving stinging criticism.

NSW Regional Director, Andrew Fletcher said, "Novocastrians are sick and tired of the petty politics and endless delays. They want action. Now."

70% of respondents said government was the biggest obstacle to fixing Newcastle's city centre. While the state government was blamed for delaying decisions on planning and transport policies, it was local government politics and inefficiency that most people thought stood in the way of progress.

While derelict buildings (51%) and public transport (17%) were seen as big challenges for the city centre, local government red tape (12%) also scored highly.

In a clear message to Council about the state of Hunter Street, 57% of people said they should immediately begin improving the streetscape section-by-section.

"Clearly, people want Council to stop pointing the finger at the State Government and get on with the job of spending the \$4 million they have allocated for Hunter Street."

57% of people want level railway crossings in the city removed and the same number want a new transport interchange for the city. The strongest support came for Wickham and then Hamilton.

Less than a third (28%) of people believe the heavy rail line between Wickham and Newcastle works well. 30% of people want it replaced by light rail and 28% want a green corridor for pedestrians and cyclists – creating a Fernleigh Track in the CBD.

When it came to inter-city rail, while 24% of people wanted the detailed planning on a high speed rail network along the east coast started, a whopping 70% said the highest priority should be upgrading the Newcastle to Sydney line to improve journey times.

"That was one of the key recommendations handed down by Infrastructure NSW and City Poll confirms for Premier O'Farrell that the people of the Hunter support it wholeheartedly."

33% of people said their number one priority for revitalizing the city centre would be a University campus in the CBD.

City Poll also proved that a revitalized city centre depends on a vibrant night-time economy. Only 1% of people said the city should be kept quiet after dark. Strongest support came for the creation of more small bars (42%), while the remaining 57% of people wanted a combination of more live music, restaurants and cafes.

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## **The Voice of Leadership**

122 PARRY STREET, NEWCASTLE WEST, NSW 2302  
PH 02 4927 1550 MOBILE 0407 410 017  
Email [afletcher@propertyoz.com.au](mailto:afletcher@propertyoz.com.au) - [www.propertyoz.com.au](http://www.propertyoz.com.au)



"Newcastle's night-time economy has taken a battering in recent years and clearly people are saying we need some new activity and new venues if we are to be considered a world class city."

One of the more surprising results came from the question, "what does your future Newcastle city centre look like?"

46% of people said a tourism destination with new attractions and activities, 30% said a regional services hub with high density living (apartments) and 17% said a University campus with educational facilities and student accommodation.

"What that result tells us is that Novocastrians believe their city has great potential and something to offer visitors, but that new tourism developments are needed."

The harbour foreshore was considered the city's greatest strength by 40% of people, followed closely by proximity to beaches with 35%.

"So, connecting the CBD to the waterfront should be a no-brainer for our policy makers."

Paid parking in the city proved to be deeply unpopular with 60% of people wanting it removed, but 28% saying the balance is about right. 12% of people said it should be extended.

The highest support for any issue came for the Fassifern to Hexham freight bypass. 92% of people want it built to stop coal and general freight trains from passing through Adamstown and Clyde Street.

"City Poll has been all about giving the people of Newcastle a voice and the opportunity to tell their political leaders how they'd fix Newcastle's city centre."

"The biggest message from locals has been that they expect the O'Farrell Government to announce a clear plan for the city centre and for Council to work with them to get the job done."

*The Make My City Work Newcastle campaign team*  
[www.makemycitywork.com.au/newcastle](http://www.makemycitywork.com.au/newcastle)

**MEDIA ENQUIRIES – Andrew Fletcher 0407 410 017**



## **EMBARGOED UNTIL 12:01AM FRIDAY DECEMBER 21 2012**

### **Newcastle Renewal Taskforce takes the lead**

The Property Council of Australia has taken the industry lead on the Government's announcement for the renewal of Newcastle by quickly establishing a Taskforce to provide expert advice.

Andrew Fletcher, NSW Regional Director – Hunter, said, "Our members have campaigned long and hard for Newcastle to get what it deserves."

"The Government's announcement of the Newcastle Urban Renewal Strategy has the potential to transform the city and generate \$1 billion worth of economic activity."

"It will create 10,000 new jobs and kick-start the development of new leisure, retail and residential hubs to service the extra 12,600 people who will want to live, work and play in the city."

"It's important we get the message out to the community that the private sector is 100% behind this decision and stands ready to invest in Newcastle's future now there is certainty about reconnecting the city with its waterfront."

"For a high level strategy document there is a surprising amount of detail."

"The Government should be congratulated for the amount of planning work already undertaken."

"The strategy sets out a very exciting vision for making Newcastle a truly world-class city."

"We now have a generational opportunity to get it right."

"To get vibrant new precincts, upgraded public places, an integrated public transport system and expansive new vistas of the harbour foreshore."

"The naysayers have clearly not read the strategy or seen the YouTube video of how the city will look – you can't help but feel excited when you do."

The taskforce will be chaired by development consultant Ed Crawford and includes industry professionals with expertise in the areas of urban design, architecture, transport planning, place making and mine subsidence.

"Delivering urban renewal projects on this scale is core business for members of the Property Council."

"The collective experience and intellect of this group of local experts will be a powerful resource for Government as they work through the detail of the strategy."

**MEDIA ENQUIRIES – Andrew Fletcher 0407 410 017**

# **The Voice of Leadership**

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## HERALD NEWS

# City deserves more than red tape

By **PENELOPE GREEN**

PLANNING regulations must be loosened to ensure the state government's \$120 million urban renewal strategy for Newcastle doesn't result in "crappy" developments for the city.

The call to cut regulatory red tape came during a meeting of a key industry taskforce set up by the Property Council of Australia to respond to the O'Farrell government's blueprint for

the city, which includes shifting the commercial centre to the West End.

The taskforce "brains trust" – which includes Newcastle Airport, Hunter Development Corporation, Northrop, McCloy Group and Suters – is working on recommendations to present to government before March 17, when a consultation period ends.

The council's Hunter president, Ed Crawford, said the taskforce had shown "unanimous support" for the

broad goals of the government strategy yesterday but expressed concern about the need for attention to local detail to ensure its success.

The taskforce is pushing for the deregulation of planning controls to allow council planners to be more flexible.

"At the moment the process is rules-based and prescriptive and delivers the crappiest outcomes," Mr Crawford said.

"We think the city deserves better."





## OPINION & ANALYSIS

# Rail's impact on property prices minimal

Cutting the rail line won't cut property values, writes **Edward Crawford**.

JAMES McIntosh's assertions regarding property values in the CBD (Rail Cut to Depreciate Properties, *The Herald*, 21/2) do not reflect the reality in Newcastle.

His suggestion the relocation of the rail terminus will cause property prices to 'plummet' fails to acknowledge the real benefits that revitalisation of the inner city will deliver to the broader community, and does not recognise the real drivers of property values.

The factors that influence values for commercial office space include the rental (price), age and features of the property, and location.

Reasonable access to transport of all types is a consideration, but hardly the main determinant of property value.

The confidence of building owners or prospective owners and tenants – their willingness to pay the rent, or to relocate, or to buy a building are value drivers.

Supply and demand is the key.

A property that is more desirable, in terms of price, features, quality, value or suitability will attract value in comparison to others.

Residential values are also influenced by supply and demand.

People's demand for housing is largely driven by their confidence – consumer confidence – and whether they believe they can afford the purchase price, the rent or the mortgage repayments.

Again, reasonable access to things like transport networks, shops, or schools is important.

Unless your home is right next to a train station, it seems unlikely the absolute distance to a station is at the top of the list for a buyer.

I am sure James McIntosh would know it is important to understand the real cause and effect relationships in any aspect of life.

To simply assume one thing causes another is dangerous.

Property values may change 'with' another factor, but not 'because' of the other factor.

I am putting on weight as I get older, but not because I am getting older.

It's because I don't exercise enough – nothing to do with age.

The Newcastle Urban Renewal Strategy focuses on the inner city (the Hunter Regional Growth Plan looks at the broader region), and it sets out a comprehensive vision for the future of Newcastle's CBD.

The strategy is supported by detailed economic analysis, and addresses issues including the revitalisation of Hunter Street, public space renewal and placemaking, housing mix and affordability, transport and access.

Mine subsidence and flooding have been considered, and included in the economic feasibility review.

The strategic vision for transport in the Newcastle CBD includes bus, train, bicycle and pedestrian networks, 'park and ride' networks, increased patronage of bus systems, and improved connections around the city for pedestrians.

Every element within this strategic transport vision requires detailed implementation, just as any strategy depends on an implementation plan.

A strategy is a vision; the implementation comes next.

If my strategy is to have a holiday on the Gold Coast, I still have to decide where to stay and how to get there – drive, fly, catch a train.

I don't abandon the strategy simply because I haven't finalised every detail.

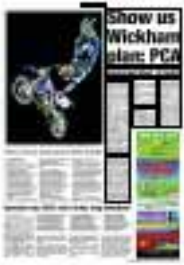
The department of planning is convening an implementation working group for the Newcastle Urban Renewal Strategy, and I'm sure the right implementation plan will be developed, with input from the community and industry.

Personally, I do not believe that Newcastle will "die under a sea of cars" when the terminus is moved, as Mr McIntosh says.

People said Newcastle would die when BHP closed, but the city has never looked better.

I think we will all get on with life, make things work, and enjoy the benefits of revitalisation for decades to come.

**Edward Crawford is chairman of the Property Council of Australia in the Hunter, and lectures in property economics and finance.**



**HERALD NEWS**

# Show us Wickham plan: PCA

## Government given 12 months

By **PENELOPE GREEN**

THE state government is under pressure to release a fully-funded implementation plan – complete with “milestone dates of achievement” – to ensure it delivers on its \$120 million decision to cut the rail line and build a transport interchange at Wickham.

The “show us the money” request is made by the Property Council of Australia in its submission to government on the draft Newcastle Urban Renewal Strategy, announced last December by Planning Minister Brad Hazzard.

Earlier this month, Mr Hazzard said he wants the rail line removed and new interchange built by the time the government goes to the polls again within two years.

The property council's Hunter president, Ed Crawford, said the urban renewal strategy – which includes upgrading

Hunter Street, reconnecting Newcastle to the waterfront and developing key precincts as commercial, residential and civic precincts – was “not perfect” but a good start.

He called on the government to release within 12 months a fully-funded implementation plan with the milestone achievement dates to cement the strategy.

“It's easy to say ‘here's all the things we want to do’, but until there is funding allocated, it is just a dream,” he said.

Drafted by a taskforce, formed by the council, of local planning experts,

the PCA submission calls for:

- Greater planning flexibility and the deregulation of city planning controls

- A Regional Transport Plan to interlock with the urban renewal strategy

- A new funding model to deal with mining subsidence problems that lessen the risks to

developers in the construction stage

- Using local expertise in the design process

The taskforce's transport consultant Mark Waugh said yesterday the new Wickham interchange would not be a

success unless the government devised a regional transport plan.

“We don't have [one] and this is the thing the government needs to consider before everything else,” he said.

“The renewal strategy is fantastic ... but what we don't have is how everyone in the region will connect with that.”

The council says a regional transport plan should include rapid bus services, park and ride facilities near the CBD, improving cycle networks and overhauling parking pricing to encourage more use of public transport.

## Media Alert Radio & TV

 **ABC Newcastle, Newcastle** hosted by **Newsreader** 18 Feb 2013 6:31 AM  
06:30 News - 0 min 53 secs - ID: W00052237565



The **Property Council of Australia** is hoping a summit today discussing Newcastle's urban renewal strategy will deliver a set of recommendations that will maximise the city's potential. The centrepiece of the strategy, announced by the NSW Government, is cutting the rail line and building a new interchange at Wickham. Andrew Fletcher, Regional Director, **Property Council of Australia**, says the taskforce wants in put from key CBD players and groups.

 **KO FM, Newcastle** hosted by **Newsreader** 18 Feb 2013 7:01 AM  
07:00 News - 0 min 36 secs - ID: W00052238982



The **Property Council of Australia** will host a forum between business leaders and investors to agree on recommendations for Newcastle's urban renewal strategy. Andrew Fletcher, NSW Regional Director, **Property Council of Australia** says a unified front will go a long way.

 **ABC Newcastle, Newcastle** hosted by **Newsreader** 18 Feb 2013 7:07 AM  
07:00 News - 0 min 52 secs - ID: W00052239644



The **Property Council of Australia** says the need for more flexible planning controls will be one of the key issues at a summit today discussing Newcastle's urban renewal strategy, released last year by the NSW Government. Andrew Fletcher, NSW Regional Director, **Property Council of Australia**, says they want to develop a key set of recommendations to take to the NSW Government.

 **NXFM, Newcastle** hosted by **Newsreader** 18 Feb 2013 8:08 AM  
08:00 News - 0 min 35 secs - ID: W00052239823



Business leaders will meet today to discuss the future of Newcastle's urban renewal strategy at a summit hosted by the **Property Council of Australia**. Andrew Fletcher, NSW Regional Director, says they will put forward their ideas to the NSW Government.



# NEWCASTLE URBAN RENEWAL STRATEGY



# The Opportunity

- Build a Future City
  - World class transport interchange
  - \$1 Billion economic activity
  - Unrivalled liveability



# CBD Renewal Taskforce – Who?

- Team of local experts
  - Economic Feasibility
  - Transport Solutions
  - Urban Design
  - Planning Policy
  - Mine Subsidence

# CBD Renewal Taskforce – What?

- In-depth Analysis
- Tested Models
- Draft Recommendations
- CBD Leaders Summit
- Unanimous Endorsement

# CBD Renewal Taskforce –Mantra

- Support the Vision
- 5 Demands
  1. Flexibility & Responsiveness
  2. Regional Transport Plan
  3. Fix mine subsidence once and for all
  4. Use Taskforce as a powerful resource
  5. Fully funded Implementation Plan

# Regional Transport Plan

- Move More People Further
  - Bus Rapid Transit
  - Park & Ride facilities beyond CBD
  - Plug gaps in the cycling network
  - Price parking

# Urban Renewal Priorities

- Even Playing Field
- Catalyst Projects
- Immediate Connections
- Free the Shackles
- Pick the low-hanging fruit



# Mine Subsidence

- Our unique problem child
  - Cost trashes feasibility
  - Paradigm shift required
1. CBD wide Grouting Strategy
  2. New funding model

# Smart Planning

- Merit assessment
- Zoning
- Heritage
- Contributions

# Get On With It!

- Leverage new confidence
- 2013
  - Develop a fully funded Implementation Plan
- 2014
  - Pens down, shovels out!

## Hunter Media Board Room Lunch Attendance List

Taskforce Members	Media Personnel	
Edward Crawford	Chad Watson	Editor - Newcastle Herald
Neil Petherbridge	Penelope Green	Business Reporter - Newcastle Herald
Scot Brown	Blake Doyle	News Editor - NBN TV
Michael McPherson	Dan Cox	News Editor - 1233 ABC Newcastle
Mark Waugh	Richard King	Breakfast Presenter - 2HD
Andrew Fletcher	Garry Hardie	Editor - Hunter Business Review

# NEWCASTLE URBAN RENEWAL STRATEGY



Newcastle's Urban Renewal Strategy is a catalyst project which could unlock \$1 billion worth of economic activity.

The Property Council of Australia is a strong advocate of the NSW State Government's Urban Renewal Strategy for the city.

The expertise of our Urban Renewal Taskforce has identified a number of crucial factors that must be included if the strategy is to truly succeed in creating a world-class city.

- Deregulation of CBD planning controls to reflect the principles of the Government's Green Paper on sector reform;
- Bringing forward a Regional Transport Plan which interlocks with the strategy;
- Fixing the problem of mine subsidence, once and for all, through a funding model which gives certainty in respect of cost;
- Using local expertise as a key input to the design process and implementation group; and
- Within 12 months, a clear and fully funded Implementation Plan with milestone dates for achievement.





# 4TH MOST LIVEABLE CITY IN AUSTRALIA

A recent national poll conducted by The Property Council of Australia has revealed that Newcastle has improved its ranking to become the 4th most liveable city in Australia.

An improved Urban Renewal Strategy will further enhance the city's vitality, safety, liveability and sustainability. The establishment of eight new connectivity corridors from the city to the waterfront will reduce dependency on motor vehicle movements in the CBD, providing the opportunity for the three major precincts to better connect and enhance each precincts intrinsic strength.



The NSW Government has shown true leadership with its courageous decision to build a new transport interchange at Wickham.

The Property Council can act as a powerful resource for Government to ensure the second largest city in NSW is perfectly positioned to attract significant investment capital and business activity, thereby generating jobs for the community and revenue for NSW.







# Advocacy Alert

## Let's Make Some Noise!

We need your help to make some noise in support of the NSW Government's Newcastle Urban Renewal Strategy before Sunday 17th March.

Now that a decision to revitalise the CBD has been made, with \$120 million funding attached, it is critically important that government hears the support of industry loud and clear.

We are asking you to send an email to [urbanrenewal@planning.nsw.gov.au](mailto:urbanrenewal@planning.nsw.gov.au) in support of the leadership position taken by government and the courageous decision to build a new transport interchange at Wickham.

It need not be a long email or take up much of your time. The important thing is that we create a tsunami of support in favour of CBD revitalisation. Please urge your colleagues, family and friends to do likewise.

By way of background, our *Newcastle Renewal Taskforce* is a strong advocate of the strategy and recently convened the CBD Leaders Summit which gave unanimous support to five crucial recommendations that must be included if the strategy is to succeed in creating a truly world-class city:

1. Deregulation of the proposed planning controls to reflect the principles of the Green Paper on sector reform
2. Bringing forward a Regional Transport Plan that interlocks with the strategy
3. Fixing the problem of mine subsidence, once and for all, with a funding model that gives cost certainty
4. Using local expertise as a key input to the design process
5. Within twelve months, a clear and fully funded Implementation Plan with milestone dates for achievement

If you agree with the vision set out in the strategy and can support these recommendations, please say so by emailing [urbanrenewal@planning.nsw.gov.au](mailto:urbanrenewal@planning.nsw.gov.au).

To learn what the CBD Leaders Summit had to say about the strategy, take 3 minutes to watch a short YouTube clip on the Property Oz Channel by clicking [here](#).