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Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Sir

Confidential Submission – Draft Plan for Growing Hunter City

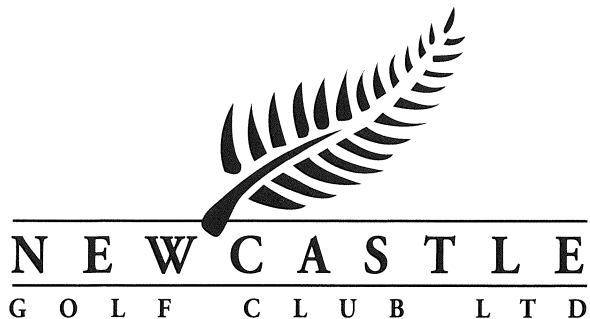
Thank you for the opportunity to provide a submission on the *Draft Plan for Growing Hunter City (Draft Plan)*. The Newcastle Golf Club owns a golf course with a frontage to Nelson Bay Road at Fern Bay. It is within the Northern Gateways District in the Draft Plan.

The Draft Plan identifies the land owned by Newcastle Golf Club by a dark green colour. It is not clear from the legend what this colour signifies. If it suggests that the Club's land is to be treated as either 'National Park and Reserve' or 'State Forest' then the Club submits that it should not be identified in that fashion. When regard is had to the golf course use and the urban land uses which surround it, the Club submits that it would be more appropriate to identify the golf course as 'Urban Area' given it is an infill site between two existing identified 'urban areas'.

The Club, like most registered clubs, is facing financial challenges. The Club's Board is presently looking at the options that might be available to make more economic use of some of its land together with diversifying its income. The Board's consideration of options are at an early stage but the Club submits that the outcome of this strategic planning process should leave open the possibility that some of the Club's land (particularly the Nelson Bay Road frontage) might be considered for future commercial or urban development.

The Draft Plan identifies a small 'commercial area' within the Fern Bay Seaside Village. It is the Club's understanding, based on planning documents submitted with previous rezoning proposals, that the developer of the Fern Bay Seaside Village does not intend to develop that land for commercial purposes. If that is correct the significant population growth that has and will occur at Fern Bay and Fullerton Cove may not be provided with the access to the commercial facilities the Draft Plan suggests are required.

The Club is aware that a number of sites have previously been considered in the area for commercial development. They have all had limitations of various descriptions. The Club's land fronting Nelson Bay Road (particularly the northern end of the frontage) has a number of attributes that make it ideal as a gateway commercial development site for 'Hunter City'. These include appropriate vehicular and pedestrian access, convenience to a significant and growing population base and limited environmental constraints. Given the Club's current financial situation it has a real incentive to deliver the much needed commercial development for the residents of Fern Bay and Fullerton Cove. For that reason the Club submits that its land (or at least part of it) should be included in the draft plan as a potential 'commercial area'. The Club would like an opportunity to discuss the potential options that might apply to its land with both the Department and the Council prior to the Draft Plan being finalised.



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Because of the early stage the Club has reached in looking at its options, the issues raised in this submission have not yet been discussed with the Club's membership. For that reason this submission is made on a confidential basis and the Club would appreciate it if the submission was not made publicly available on the Department's website (at least until there is a clearer idea about whether the Department is supportive of looking at the Club's land as a potential 'commercial area'). The Club should also not be included in the 'list of submitters'.

Please let us know whether you would be willing to meet to discuss these options.

Yours faithfully

A handwritten signature in black ink, appearing to read 'JB Twohill', written over a horizontal line.

JB Twohill

President