



Submission by Lake Macquarie City Council on the

Draft Greater Newcastle Metropolitan Plan

EXECUTIVE SUMMARY

Lake Macquarie City Council (Council) appreciates the collaborative approach of the Department of Planning and Environment (DoPE) in the preparation of the draft Greater Newcastle Metropolitan Plan (draft Metropolitan Plan). Council generally supports the document, and provides comments and suggested changes under the following eight categories.

In particular, Council would like to draw attention to the inclusion of the North West Lake Macquarie Catalyst Area. This inclusion recognises the importance of this area to Greater Newcastle, and the significant economic and housing targets for the metropolitan area. The catalyst area will underpin new job and housing opportunities, and new mixed employment areas, with a focus on integrating land use and infrastructure, open space and urban design.

1. The Integration of land use and transport planning

Council supports a collaborative approach between all tiers of government. A collaborative approach is generally reflected in the draft Metropolitan Plan and the Greater Newcastle Transport Plan, however, there are some anomalies.

The plans would be more robust if they were consistent. For example, the data in the two plans does not match with regard to projected population or anticipated proportions of infill and greenfield development.

Recommendation 1: Council supports this approach and suggests improved consistency across plans.

2. A Shared Vision

The draft Metropolitan Plan provides a shared vision for Greater Newcastle. This vision aligns well with the Lake Macquarie community's vision and values. These form the basis of the land use strategy generally, including Lake Mac 2050, that Council is currently preparing. As a result, it is expected that there will be strong alignment between the Metropolitan Plan and Council's plans.

Having a Greater Newcastle Metropolitan Plan is considered to be a positive step in ensuring a co-ordinated approach to land use planning for Greater Newcastle.

Recommendation 2: Council supports the shared vision in the Metropolitan Plan.

3. Collaborative Process

Collaboration across agencies and between councils and other tiers of government needs more support than currently provided in the draft Metropolitan Plan. It is recommended that more detailed governance processes be outlined in the plan, or as one of the earliest actions and measures to ensure the success of the Plan.

A collaborative approach will be integral to the success of the plan. This needs commitment and understanding from all parties entering into it. For example, how will conflicts between outcomes be resolved. It would be preferable to see:

- what the ‘collaborative agreement’ between NSW government and the five greater Newcastle councils look like,
- an agreed process, or an action for an agreed process,
- how that would work to coordinate funding and sequencing growth,
- how it fits with both the Hunter Special Infrastructure Contributions approach (Hunter SIC) and the TfNSW’s initiatives, and
- who would be involved and the decision making responsibilities.

Recommendation 3: Council supports a collaborative approach with actions to provide further detail and understanding as an early action in delivery of the draft Metropolitan Plan.

4. Outcomes for Greater Newcastle

Council supports the layout and clarity of the document, and the four outcomes that underpin the draft Metropolitan Plan relating to housing, the economy, the natural environment, and thriving communities.

Recommendation 4: That Council supports the Outcomes and Strategies for Greater Newcastle.

4.1 Create a workforce skilled and ready for the new economy

Council supports the general focus of this strategy. However, there is opportunity for a focus on a circular economy in the region. The draft Metropolitan Plan could plan for, and set up, innovative circular economy industries to attract new jobs and local investment for a more resilient, prosperous region

Recommendation 5: The Draft Metropolitan Plan includes plans for a circular economy so that the Region reduces resource consumption, waste generation, and aims to become carbon neutral.

Strategy 1.4 of the Draft Metropolitan Plan does not recognise major health facilities outside strategic centres. The facilities in Lake Macquarie, at Gateshead, Warners Bay, Belmont and Toronto are all outside strategic centres. In addition, the action to locate seniors housing in strategic places near public transport, centres or health precincts should not preclude other necessary land uses and types of medium density housing.

Recommendation 6: Identify ‘existing health precincts’ to include important health facilities such as Gateshead, Belmont, Warners Bay, and Toronto. Ensure that the prioritising of seniors housing in strategic locations does not exclude other land uses and forms of housing.

Strategy 1.6 Council supports the action to “encourage initiatives to re-use power generating sites for renewable energy generation and re-purposing of electricity distribution infrastructure”. The state heritage listed former Wangi Wangi Power Station is a substantial building with historical, cultural and aesthetic significance could be noted as having value as site for an adaptive re-use.

Recommendation 7: The Draft Metropolitan Plan identifies the former Wangi Wangi Power station as a key site noting its value as an adaptive re-use and anchor site.

Strategy 1.7 of the Draft Metropolitan Plan is about attracting events and sporting teams to Greater Newcastle. Council supports this strategy, however, Lake Macquarie should be identified as a place of excellence as a training ground for Olympic gold medal winning sailors, and a location of many sailing/aquatic events and tourism opportunities. Also, encouraging events in strategic centres will not always make sense for all event types, e.g. Float Your Boat.

Heritage also has a role to play in increasing tourism opportunities such as the proposed Rathmines Park Interpretive Centre. Similarly, the Catalina Festival and the potential of the Christadelphian buildings at Rathmines to be used as a conference centre.

Recommendation 8: Strategy 1.7 should recognise the role that heritage has to play in increasing tourism in Greater Newcastle and Lake Macquarie.

Recommendation 9: Include an action for Strategy 1.7 identifying Lake Macquarie as a place of excellence for training sailors and for sailing/aquatic events and tourism opportunities.

4.2 Enhance environment, amenity and Resilience for quality of life

Outcome 2 should provide a stronger statement with a focus on environmental sustainability. This should provide for water, energy and biodiversity outcomes with specific mention of a reduction in carbon emissions and a reduction in resource consumption and waste generation.

Recommendation 10: Outcome 2 should have a stronger focus on sustainability and provide actions to specifically reduce carbon emissions , waste generation and resource consumption.

Strategy 2.2 of the draft Metropolitan Plan talks about public spaces in strategic centres for community events, public look-outs and the need for a Public Art Strategy. It is also essential for the community to be able to access sporting, recreational, cultural and community services and facilities.

Recommendation 11: This strategy and related actions should recognise the importance of the community having access to sporting, recreational, cultural and community services and facilities.

Strategy 2.3 Council supports the enhancement of the blue and green grid, and the urban tree canopy, and the incorporation of this into local planning, however the practicalities of doing this on very small lots should be acknowledged. In addition, greater integration of water into the landscape in a manner consistent with Water Sensitive Cities approaches to urban development need to be encouraged.

Recommendation 12: The actions for Strategy 2.3 should recognise the importance of street trees to greening the environment, particularly in areas with small lots and higher residential density.

Recommendation 13: This Strategy should include greater integration of water into the landscape consistent with Water Sensitive Cities approaches to urban development.

Strategy 2.5 Council supports this strategy to improve resilience to natural hazards and climate change. This is consistent with Lake Macquarie's priorities for reducing exposure of the community to

risks from the environment. Risk-responsive land use planning in existing urban areas that have a legacy of exposure to hazards, such as flooding, may need to go beyond use of environmental zones.

Recommendation 14: Strategy 2.5 actions should not identify the use of environmental zones as the best way to address environmental hazard in existing urban areas.

Strategy 2.6 Outcome 2 would benefit from a specific strategy to deliver on the Regional Plan's goal of preserving biodiversity values. This would include actions for an effective framework to deliver the goal of preserving biodiversity values, especially in natural areas.

Recommendation 15: Include a new Strategy 2.6 to specifically address the preservation of biodiversity values and actions to preserve biodiversity values, especially in natural areas.

4.3 Deliver housing close to jobs and services

Council supports providing housing close to jobs as the outcome focus. Council also supports the targets for new housing for Greater Newcastle of 60% infill to 40% greenfield, and the dwelling projections for Lake Macquarie i.e. 13,700 dwellings being 4,800 new greenfield and 8,900 new infill.

Strategy 3.1 The densities proposed for strategic centres, priority housing release areas and renewal corridors and catalyst areas are understood to be 'urban densities'. They appear ambitious at 50 – 75 people /ha due to combining housing and job densities - clarity on this is important as the numbers may confuse readers in the future.

Strategy 3.1 focuses growth in priority housing areas and renewal corridors – this should also include the relevant catalyst areas, which in most cases will see a growth population.

Strategy 3.1 has the potential to conflict with other strategies, for example, with the desired outcomes for identified heritage conservation areas (HCAs) – particularly within urban renewal corridors e.g. Cooks Hill.

Recommendation 16: The Metropolitan Plan should include the relevant catalyst areas as a focus for density in jobs and population growth.

Recommendation 17: The Metropolitan Plan should recognise likely points of tension between strategies and provide a framework to address these e.g. the tension of density targets in heritage conservation areas.

Strategy 3.2 Council support the first action of this strategy to pursue biodiversity certification for priority housing release areas and catalyst areas, however this should also be pursued in the strategic centres of Morisset and Glendale.

Recommendation 18: Amend Strategy 3.2 to aim for biodiversity certification for priority housing release areas and the strategic centres of Morisset and Glendale.

Strategy 3.3 requires Councils to prepare local housing strategies to identify new residential release areas if there is less than a 15-year supply of land to meet dwelling projections. It is unclear if the 15-year supply of land relates to each Council area, or the Greater Newcastle Metropolitan area. This

should be clarified as one Council area may have a very limited supply, as it is already highly urbanised, whilst an adjoining council area may have ample capacity to meet demand.

Recommendation 19: The intent of Strategy 3.3 for a 15-year supply requirement, be assessed as across the Greater Newcastle area.

Strategy 3.4 The intent of this strategy is to require Greater Newcastle councils to recognise the value of agricultural and environmental land, and to manage rural residential development to minimise potential conflicts with productive rural areas, environmental assets, and to ensure it does not increase pressures on infrastructure. Council supports the intent however the associated action for Lake Macquarie Council area could be misinterpreted.

Recommendation 20: That Strategy 3.4 be clear and that the intent is to recognise the value of agricultural and environmental land, and the need for councils to manage rural residential development to minimise potential conflicts with productive rural areas, environmental assets and pressures on infrastructure

4.4 Improve connections to jobs, services and recreation

Council supports this Outcome to improve connections and the prioritising of public transport and active transport infrastructure. This connects people and also reduces greenhouse gas emissions, improves health and wellbeing outcomes, and assists in managing road congestion.

Strategy 4.1 Efforts should be made to ensure consistency in the terminology used in the draft Metropolitan Plan and other related plans such as the draft Greater Newcastle Transport Plan and draft Future Transport 2056. The Action to implement travel demand management programs should reconcile with the similarly named travel demand management policies and tools in the Future Transport 2056.

Recommendation 21: the terminology used in the draft Metropolitan Plan should be rationalised across the related plans to ensure consistency.

Council supports the efforts to locate housing close to existing employment. However this should also be supported by an action to provide more employment close to where people live.

Recommendation 22: A new action be included in Strategy 4.1 to provide for employment closer to where people want to live.

Strategy 4.3 Council supports the protection of major freight corridors and appreciates that the optimal mix of road and train based freight transport is a complex process. However, as a general concept, Council support rail over road on the basis of energy efficiency, greenhouse gas emissions and social outcomes. The proposed Lower Hunter Freight Corridor has the potential to negatively impact on coal mining heritage sites, native bushland and neighbourhood recreational opportunities, as well as residential amenity, so route selection needs careful planning and consultation.

Recommendation 23: Strategy 4.3 should include actions to investigate optimisation of freight networks in the region; connect rail corridors with a network of pedestrian and cycle ways; and aim to minimise the impacts of the heavy freight bypass route on the amenity and heritage of the region.

Strategy 4.4 Greater Newcastle could be an area to trial automated vehicles and shared connected vehicles, e-bikes and mobility service platforms as outlined on p.61.

Recommendation 24: A new action be included in Strategy 4.4 to investigate a trial to demonstrate new technologies in transport such as automated buses, shared connected and automated vehicles, and e-bikes etc.

5. Catalyst Areas

The draft Metropolitan Plan identifies the role of pivotal places in Greater Newcastle likely to experience more change in the life of the plan. “Strategic centres’ have strategic importance, whilst ‘catalyst areas’ have significance to the greater metropolitan area. The three strategic centres in Lake Macquarie include Charlestown, Glendale-Cardiff, and Morisset. Council supports the concept of identifying areas of particular focus and change.

The draft Metropolitan Plan does not identify a catalyst area in Lake Macquarie. However, Council anticipates considerable change in the area identified as the North West Lake Macquarie catalyst area (see attachment). This area includes Glendale Precinct, Glendale Retail and Sport Precinct, Cardiff Mixed-use Precinct, Cardiff Advanced Industry Precinct, Munibung Precinct, Boolaroo – Spears Point Precinct, and Teralba Precinct. Council draws attention to the importance of this area to Greater Newcastle, and the significant economic and housing targets for the metropolitan area.

The catalyst area will underpin new job and housing opportunities, and new mixed employment areas, with a focus on integrating land use and infrastructure, open space and urban design. With significant economic and housing targets, this area is key to transformation and stimulation in Lake Macquarie, and more broadly to Greater Newcastle.

Recommendation 25: Identify the North West Lake Macquarie Catalyst Area in the draft Metropolitan Plan.

Recommendation 26: A brief description of the intent behind identifying catalyst areas should be provided at the beginning of the section on the catalyst areas for Greater Newcastle.

6. Local Government Area Narratives - Lake Macquarie

This narrative is supported, however as identified in the previous section on ‘catalyst areas’, the intent behind providing the narratives should be provided. Reference should also be made to the North West Lake Macquarie Catalyst Area.

Recommendation 27: A brief description of the intent of the narratives should be provided at the beginning of the section on the local government narratives. Under the section for Lake Macquarie, the North West Lake Macquarie Catalyst Area should be mentioned.

7. General Comments on the Document

The document is well structured and clear. There are a few typographical errors that Council staff are happy to discuss.

8. General Comments on the Figures

It is understood that the figures are stylised however, in some instances the intent behind the messages is lost. The following are noted.

Figure 1 identifies the John Hunter and East Maitland Hospitals, it could include the Mater (it is mentioned frequently in the text) and Belmont Hospital.

Figure 4 identifies job targets and catalyst areas, it needs to include the North West Lake Macquarie catalyst area including the associated job targets for this area.

Figure 5 could show key heritage buildings or sites which could form “anchor locations” for new cultural facilities and/or public open spaces e.g. the former Wangi Wangi Power station site.

Figure 6 – Lake Mac has 20 memorial reserves (e.g. Rathmines) though none are shown on Fig.6. Similarly, no lookouts are shown in this figure. The Lighter Green area should be named Open Space & *Environmental* Lands. Also the key shows a purple line that is not shown on the Figure.

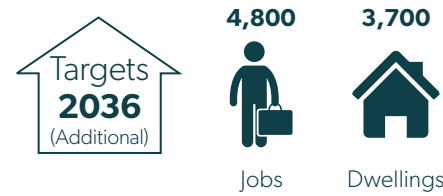
Figures 7 and 8 appear to inadvertently omit the urban renewal Corridors identified in the actions under Strategy 3.1 that extend into Lake Macquarie.

There are some other mapping errors that Council staff is happy to discuss.

NORTH WEST LAKE MACQUARIE

Desired role in Greater Newcastle

- Large format retail, advanced manufacturing, office-based jobs and open space with regionally significant catchment.
- Urban renewal precinct, meeting demand for affordable medium-density housing and enhanced lifestyle amenities.
- Strategic gateway to Greater Newcastle.



Teralba Precinct

Lake Macquarie City Council, Department of Planning and Environment and Transport for NSW will:

- identify infrastructure required to increase opportunities for manufacturing, light industry and emerging new economy industries to replace employment opportunities lost as mining activities cease in the area.
- develop plans for transport connectivity and appropriate recreational facilities.

Lake Macquarie City Council will:

- align local plans to support commercial and industrial development that leverages existing rail infrastructure.

Department of Planning and Environment and Lake Macquarie City Council will:

- investigate suitable economic reuse of mining land.

Boolaroo - Speers Point Precinct

Lake Macquarie City Council will:

- protect and expand the recreational and environmental amenity of the Cockle Creek and Speers Point foreshores to support the regionally significant Speers Point Park.
- promote a walkable, boutique retail centre and increased housing density.
- work with Destination NSW to stage major events to support the growth of tourism.

Munibung Precinct

Lake Macquarie City Council will:

- align local plans to facilitate urban renewal through increased housing density and mixed-use including large format retail and office uses.
- explore options for Park and Ride at Cockle Creek Train Station with Transport for NSW.

Cardiff Advanced Industry Precinct

Lake Macquarie City Council will:

- expand business and light industrial uses through implementation of the Cardiff-M1 opportunity study.
- strengthen the capacity of co-working and maker spaces to support innovation in the manufacturing sector, and review planning controls to facilitate this.

Cardiff Mixed-use Precinct

Lake Macquarie City Council will:

- align local plans to increase opportunities for walkable, mixed-use communities centered around public transport infrastructure.
- work with Department of Planning and Environment to adjust planning controls to encourage more medium-density housing.

Glendale Retail and Sport Precinct

Lake Macquarie City Council will:

- support the expansion of the Stockland retail centre.
- enable diversification of employment opportunities.
- seek support for enhanced elite sports area and casual sports and recreation facilities at the Hunter Sports Centre.
- work to improve utilisation of surplus public lands.
- improve pedestrian and cycle access.

Hunter Development Corporation, Transport for NSW and Lake Macquarie City Council will:

- work to investigate medium-density and mixed-use development.

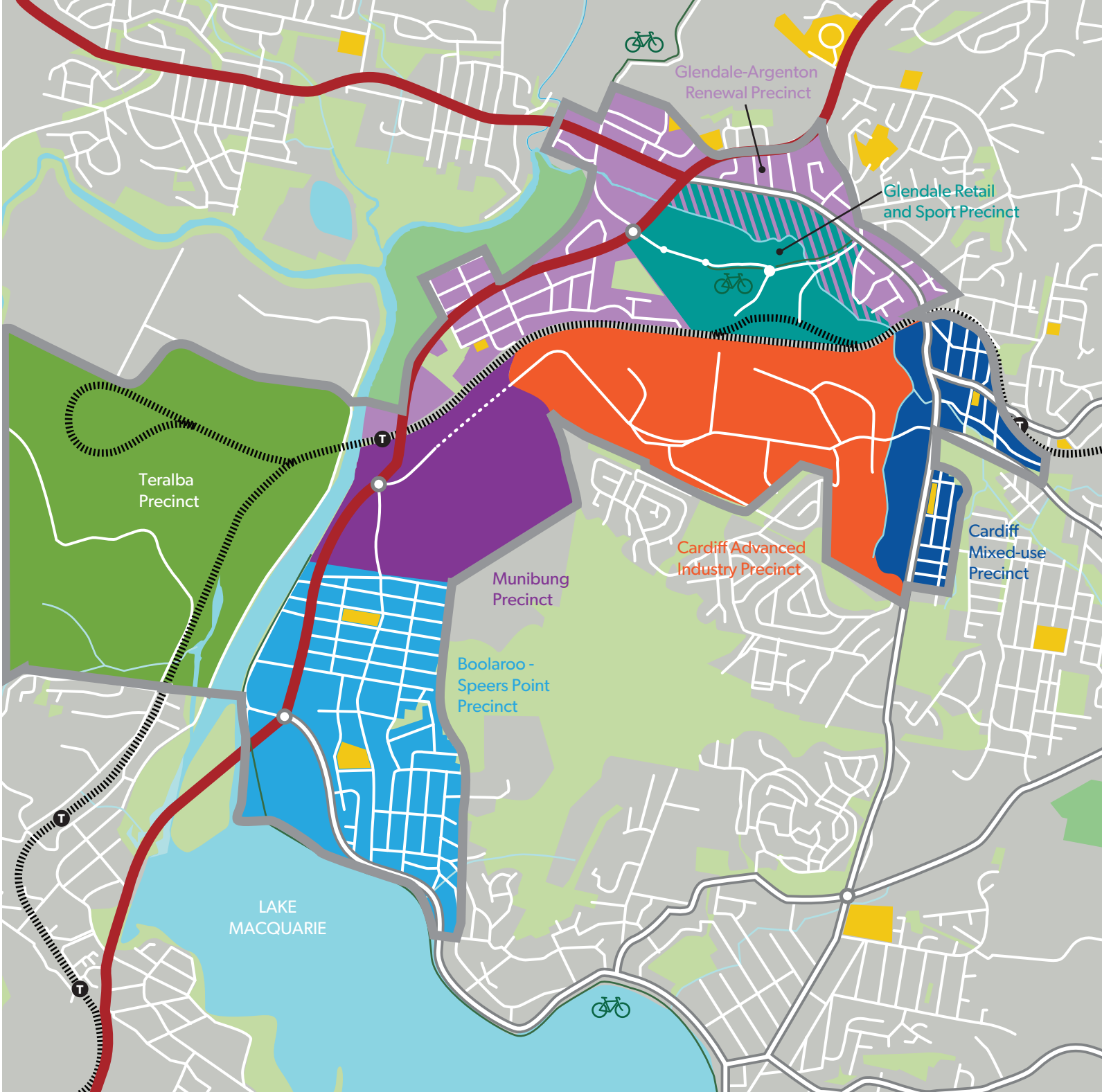
Glendale-Argenton Renewal Precinct

Lake Macquarie City Council will:

- align local plans to facilitate a hub around Glendale TAFE.

Hunter Development Corporation, Transport for NSW and Lake Macquarie City Council will:

- work to investigate medium-density and mixed-use development.
- work to deliver improved public transport infrastructure, and prepare an infrastructure plan to be actioned.



Catalyst Area
North West Lake Macquarie
2017

Catalyst Area Boundary

1 Train Station

State Road

Local Road

Priority Multimodal Corridor

Railway

Cycleway/Shared Pathway

School

Open Space/Parkland

Golf Course

Waterway