

MAJOR PROJECTS

PRELIMINARY ASSESSMENT

SUBDIVISION OF PT 2 DP 1113281
(COTTAGE CREEK PRECINCT)

SUBMITTED BY

HONEYSUCKLE DEVELOPMENT CORPORATION

OCTOBER 2007

1. DESCRIPTION

This land, known as the Cottage Creek Precinct, is the remaining vacant land of the Honeysuckle redevelopment in Newcastle NSW. The subdivision of Pt 2 DP 1113281 consists of the creation of two (2) development lots, one (1) public domain lot, and one (1) residual lot.

A proposed subdivision layout plan is attached as Appendix A.

It is anticipated that one of the two development lots would be released to the market in the next one (1) year, subject to internal approvals. This subdivision is in anticipation of that land release.

The residual lot, known as the Throsby site, requires further investigations into services and road layout before any further subdivision can take place, thus the decision has been made to leave this site as a residual lot that can be dealt with in further detail at a later time.

The public domain lot is to accommodate the eight (8) metre wide promenade that runs adjacent to the harbour throughout the Honeysuckle redevelopment.

2. LOCATION

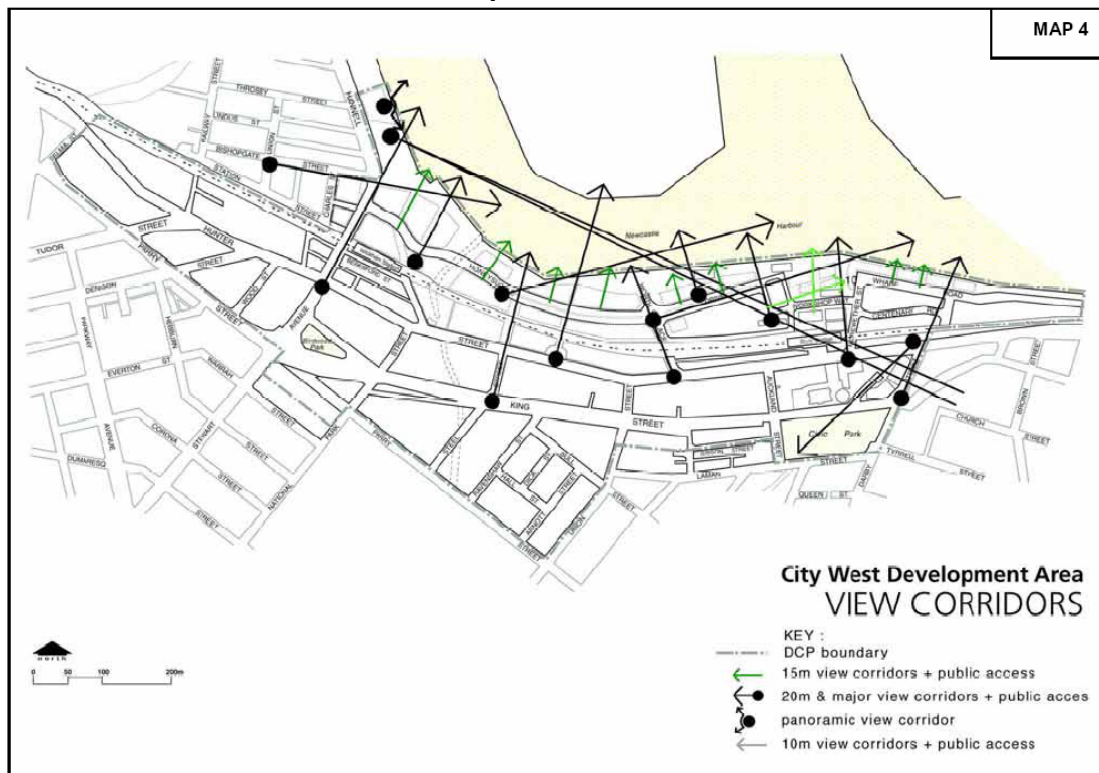
The land is bordered by Hannell Street on the west, Honeysuckle Drive on the south, and the Lee Wharf Development on the east.



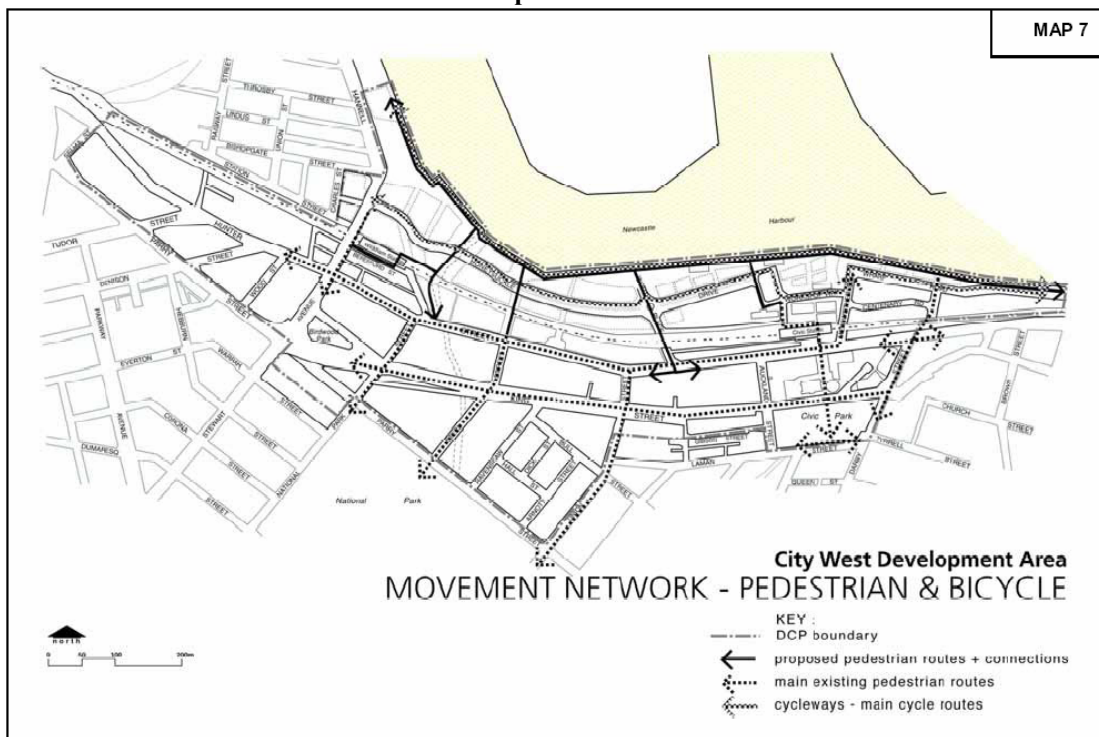
3. PLANNING PROVISIONS

The proposed subdivision is permitted under the prevailing LEP and DCP. The subdivision is consistent with the proposed View Corridors as detailed in the Newcastle City Council's current LEP and DCP. The subdivision is also consistent with the proposed LEP and DCP currently under assessment and review with the Department of Planning.

Newcastle DCP 2005 – View Corridors Map



Newcastle DCP 2005 – Pedestrian Access Map



It is not envisioned that any part of the subdivision is inconsistent with such instruments, plans, or policies at this stage.

4. VIEWS OF OTHER AGENCIES, COUNCIL, AND COMMUNITY

The overall planning of the Honeysuckle area has been under public review over the past 10 years. The view corridors between buildings and public access has been well documented

and publicised and currently exists in the DCP and LEP, as well as the proposed DCP and LEP that have undergone intense public review.

There appear to be no adverse objections that have been made by other agencies, Council, or the community since the public review of the proposed DCP and LEP and it is assumed that there will not be any throughout the course of the evaluation of this application.

5. IDENTIFICATION OF STUDY OR INVESTIGATIONS FOR LOCAL STRATEGY

There are no known studies or investigations undertaken for the preparation of the local strategy that may affect this subdivision.

6. IDENTIFIED KEY ISSUES

Planning Controls – the proposed subdivision is in accordance with the local Planning Controls. View corridors and floodways will be incorporated into the subdivision layout as detailed in the DCP.

Community Concerns – the proposed subdivision should not be of much community concern. The community is more interested in the proposed buildings and issues such as height, setbacks, etc. A subdivision will not merit those concerns.

Environmental Impacts – the proposed subdivision will not trigger any environmental impacts. Honeysuckle Development Corporation is currently progressing the remediation of the proposed sites.

Environmental Risks – none identified with this subdivision.

Constraints – none identified with this subdivision

7. CONCLUSION

It is anticipated by Honeysuckle Development Corporation that the proposed subdivision of Pt 2 DP 1113281 (Cottage Creek) will be a Major Project that will be approved upon the satisfactory submission of the Director General's Environmental Assessment.

APPENDIX A
PROPOSED SUBDIVISION

