



City of  
Newcastle

## CITY OF NEWCASTLE



### BRIEFING COMMITTEE

Councillors,

In accordance with section 367 of the Local Government Act, 1993 notice is hereby given that a Briefing Committee Meeting will be held on:

**DATE:** Tuesday 21 May 2019

**TIME:** Following the Public Voice Committee

**VENUE:** Council Chambers  
2nd Floor  
City Hall  
290 King Street  
Newcastle NSW 2300

J Bath  
Chief Executive Officer

**City Administration Centre  
282 King Street  
NEWCASTLE NSW 2300**

14 May 2019

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**BRIEFING COMMITTEE**  
**21 May 2019**

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**BRIEFING COMMITTEE REPORTS**

**ITEM-1**                      **BR 21/05/19 - 41-47 THROSBY STREET WICKHAM -  
ENDORSEMENT OF AMENDMENT TO NEWCASTLE LEP  
2012 AND PROPOSED PLANNING AGREEMENT**

**REPORT BY:**                **GOVERNANCE**  
**CONTACT:**                 **DIRECTOR GOVERNANCE / MANAGER REGULATORY,  
PLANNING AND ASSESSMENT**

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**PURPOSE**

To action Council's resolution at the Ordinary Council Meeting held on 16 April 2019:

*"That Item 28 lays on the table until a public briefing is held on the proposal, the public benefit and principles of value capture".*

**BACKGROUND**

City of Newcastle (CN) staff provided Councillors with a workshop on 9 April 2019 on a Planning Proposal seeking to amend Newcastle Local Environmental Plan 2012 (NLEP 2012) for land at 41 and 47 Throsby Street, Wickham to enable an increase in height of building (HOB) and floor space ratio (FSR).

The proposal was accompanied by a Letter of Offer by the applicant to enter into a Planning Agreement with CN with respect to the Local Environmental Plan (LEP) amendment in which the applicant will dedicate land to CN and construct a new laneway and associated public domain works.

Staff outlined how the proposal was consistent with the intended outcomes of the Wickham Master Plan which advocated increases in density be based on the provision of public benefits and development incentive mechanisms. The approach proposed included the provision of a public benefit (new laneway) equal to 50% of the potential land value uplift on the land from the LEP amendment.

The Planning Proposal and Letter of Offer were reported to Council at the Ordinary Council Meeting held on 16 April 2019 for endorsement to commence the legislated process, which includes Gateway Determination and public exhibition. However, Council resolved that the item lay on the table until a public briefing is held on the matter.

This briefing is held to satisfy the requirements of the resolution prior to a supplementary report being tabled for Council's consideration at the Ordinary Council Meeting to be held on 28 May 2019.

**RECOMMENDATION**

The briefing be received.

**ATTACHMENTS**

Nil