



New South Wales

Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following regional environmental plan under the *Environmental Planning and Assessment Act 1979*. (N97/00177/PC)

CRAIG KNOWLES MP

Minister for Urban Affairs and Planning

Sydney, 10 December 1997

1 Title

This plan is *Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*.

2 Aim of this plan

This plan aims to provide for development of certain land at Newcastle, Newcastle West and Wickham that is of regional environmental planning significance, being development that will:

- (a) facilitate urban renewal, and
- (b) result in land uses that appropriately reflect the relationship of that land to Newcastle Harbour and the Newcastle Central Business District, and

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Clause 2 Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle

- (c) provide an extensive and varied public open space/public domain framework and ensure continuous public pedestrian and, where possible and appropriate, cyclist access along or near the waterfront for community use, and
- (d) make provision for the establishment of four separate and substantial parks.

3 Land covered by this plan

This plan applies to land within the region known as the Hunter Region, being the land bordered by the Central Business District of Newcastle, Newcastle Harbour and Hannell Street, Wickham, as shown edged heavy black on Sheet 1 of the map marked "*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*" deposited in the Newcastle Office of the Department of Urban Affairs and Planning.

4 Relationship to other environmental planning instruments

- (1) This plan amends Hunter Regional Environmental Plan 1989 and, as a consequence, Newcastle Local Environmental Plan 1987 as set out in Schedule 1.
- (2) Those amendments zone certain land covered by those plans to Zone No 6 (a) (the Open Space and Recreation Zone) under *Newcastle Local Environmental Plan 1987*, create a new Zone No 3 (e) (the Urban Waterfront Zone) under that plan for other land to which this plan applies and insert in the 1987 plan special provisions that will apply to that land.

Schedule 1 Amendment of Hunter Regional Environmental Plan 1989

(Clause 4 (1))

[1] Clause 2 Aims, objectives etc

After clause 2 (2), insert:

- (3) This plan also aims to provide comprehensively for the development of certain land the development of which is of regional significance.

[2] Part 10

After Part 9, insert:

Part 10 Development of certain land of regional significance

69 Amendment of Newcastle Local Environmental Plan 1987

Newcastle Local Environmental Plan 1987 is amended as set out in Schedule 3.

[3] Schedule 3

After Schedule 2, insert:

Schedule 3 Amendment of Newcastle Local Environmental Plan 1987

(Clause 69)

[1] Clause 9 Definitions

At the end of the definition of *the map* in clause 9 (1), insert:

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[2] Clause 10 Consent authority

At the end of clause 10, insert:

- (2) However, the Minister is the consent authority for the purposes of development applications relating to land at Central Honeysuckle shown edged heavy black on Sheet 1 of the map marked "*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*" a copy of which is deposited in the office of the Council (but the Minister may delegate that function in accordance with the Act).

[3] Clause 11 Zones indicated on the map

After the matter relating to Zone No 3 (d), insert:

Zone No 3 (e) (Urban Waterfront Zone)—identified by heavy black edging and lettered "3 (e)".

[4] Clause 12 Zone objectives and development control table

After the matter relating to Zone No 3 (d) in the Table to clause 12, insert:

Zone No 3 (e) (Urban Waterfront Zone)

1 Objectives of zone

The objectives are:

- (a) to provide for development which, by design, use or character, specifically takes advantage of both its waterfront and inner city location and avoids a continuous built edge along the waterfront, and
- (b) to provide for development which will complement the activities of the Port of Newcastle and which will not compromise or devalue the scale and operations of the Port, and
- (c) to provide for development which allows for visual links and public access between the waterfront and the inner city, and
- (d) to provide for a mix of land uses that enhances the Newcastle waterfront and contributes to the role of the Newcastle Central Business District as a regional capital, including:

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- (i) cultural, community and entertainment facilities, and
 - (ii) commercial and retail premises and other appropriate employment generating developments, and
 - (iii) residential premises, and
 - (iv) a network of publicly accessible open space, and
 - (v) water based activities, and
 - (vi) educational establishments, and
 - (vii) tourist and hotel facilities, and
 - (viii) health and research establishments, and
 - (ix) transport (including cyclist) facilities and car parking, and
 - (e) to provide for uses which enhance the urban quality and amenity of Central Honeysuckle and the waterfront and generate pedestrian activity, and
 - (f) to provide open space public domain areas in addition to the separate and substantial parks within Zone No 6 (a) indicated on Sheet 1 of the map marked "*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*", and
 - (g) to provide a continuous public promenade at least 6 metres wide along or near the water's edge which is both physically accessible to, and not obstructed to prevent its use by, the general community, and
 - (h) to provide for development which complements the existing Newcastle Central Business District and allows opportunities for increased linkages between the waterfront and that Central Business District.
- 2 Without development consent**
Nil.
- 3 Only with development consent**
Any purpose.
- 4 Prohibited**
Nil.
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[5] Clause 16A

After clause 16, insert:

16A Development of certain land at Central Honeysuckle

(1) Land to which clause applies

This clause applies to land at Central Honeysuckle within Zones Nos 3 (e) and 6 (a), being the land shown edged heavy black on Sheet 1 of the map marked "*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*" deposited in the Newcastle Office of the Department and a copy of which is deposited in the Office of the Council.

(2) General application of planning principles

Before granting consent for development of any land to which this clause applies, the consent authority must have regard to the planning principles for the land set out in Part 1 of Schedule 7 and to such of the documents listed in Part 2 of Schedule 7 as are relevant to the proposed development.

(3) How zone objectives apply to development in Zone No 3 (e)

Development of land to which this clause applies within Zone No 3 (e) may be carried out only with development consent which must not be granted unless the consent authority is satisfied that carrying out the proposed development will be consistent with one or more of the objectives of that zone set out in the Table to clause 12.

(4) Preservation of public domain and public foreshore access

When granting consents for development of land to which this clause applies, the consent authority must ensure that the following outcomes are achieved:

- (a) not less than 6.5 hectares or 25% of the land to which this clause applies will be

public open space/public domain located approximately as shown on the Central Honeysuckle Public Domain Concept Plan (Sheet 2 of the map marked “*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*”), and

- (b) that a continuous public promenade at least 6 metres wide will be provided along the water’s edge, which may divert away from the water’s edge only because of reasonable operational requirements made by adjoining land uses (for example, at Throsby Wharf No 1).

(5) **Development in adjoining zones if open space maintained**

Land to which this clause applies within either Zone No 3 (e) or 6 (a) may, with development consent, be developed for any purpose for which land in the other of those zones may be developed, but only if the consent authority is satisfied that carrying out the proposed development:

- (a) will achieve better urban design outcomes than would be achieved if it were not carried out, and
- (b) will not reduce the amount of land to which this clause applies available for public open space purposes below the amount shown as being within Zone No 6 (a) on Sheet 1 of the map marked “*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*”.

[6] Schedule 7

After Schedule 6, insert:

**Schedule 7 Development of certain land at
Central Honeysuckle**

(Clause 16A)

Part 1 Planning principles

The planning principles for Central Honeysuckle are as follows:

(1) Regional role

Development of the Honeysuckle site is to aid the achievement of greater metropolitan strategy objectives as declared by the Department from time to time, to reinforce the role of the Newcastle central business district (CBD) as a major regional employment centre and effective regional capital and support urban renewal/consolidation processes occurring in inner Newcastle.

Development is to provide benefits to the people of the Hunter region through the generation of economic activity, employment growth and wealth in the Hunter economy and the creation of regional, cultural and recreational facilities.

The mix and intensity of development will reflect the inner city waterfront location of the Honeysuckle site and its proximity to the CBD and public transport.

(2) Public domain

The public domain is made up of the public areas, namely, the pedestrian accessways and view corridors, streets shared by vehicles and pedestrians, parks, gardens and squares and includes the relationship of private developments to these areas and the other existing built environment. The creation of a high quality public domain is fundamental to the redevelopment of the Honeysuckle area.

The Central Honeysuckle Public Domain Concept Plan (Sheet 2 of the map marked “*Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*”) provides the broad scale framework around which the public domain will evolve as the site progressively develops. Not less than 6.5 hectares or 25% of the land covered by that amending plan is to be public open space/domain which is to be located approximately as shown on that Concept Plan.

New development will therefore create, complement and reinforce the public domain in accordance with the urban design plan for the civic area and specific Honeysuckle development control plans (DCPs). New developments will also have regard to adjoining buildings, the foreshore, the streetscape and landscape and collectively define a highly permeable user-friendly environment whereby pedestrian accessways and view corridors, roadways, public parks, gardens and squares, will be clearly visible to encourage their use by the community.

(3) Foreshore access/waterways

Developments are to enable extensive public access to Newcastle Harbour, identify and reinforce pedestrian accessways and view corridors, provide variety in the built form and public open space areas and protect or improve the water quality of the harbour.

The Central Honeysuckle Public Domain Concept Plan (Sheet 2 of the map referred to above) shows the proposed open space and foreshore activity areas which will be clearly defined and enhanced as development proceeds.

Regardless of where development takes place, public access is to be made available to the foreshore. A continuous public promenade at least 6 metres wide is to be provided along the water’s edge and may divert away from the water’s edge only because of reasonable operational requirements made by adjoining land uses (for example, at Throsby Wharf No 1).

Opportunities for waterfront and water-based recreation and tourism and special event activities, compatible with adjoining land uses, are to be provided.

Development will have regard for and, where possible, support and enhance the commercial shipping operations and recreational boating activities of the Port of Newcastle.

(4) Activities

A variety of compatible land use activities suitable for a central city urban waterfront area, including commercial and other compatible employment-generating development, residential, tourism and recreational activities, will be encouraged to provide the opportunity for people to live, recreate and work in close proximity to the harbour and CBD.

(5) Leisure and recreation

The proximity of the site to the harbour and the existing CBD opens up the potential for a range of leisure and recreational activities. Full advantage is to be taken of the CBD established before this Schedule commenced, together with any future Honeysuckle facilities, institutions, gardens and parks. Careful consideration will need to be given to pedestrian and transport links from Honeysuckle into the CBD and surrounding inner city areas and vice versa.

(6) Heritage conservation

The land contains the recently restored heritage significant Civic Railway workshops and Lee Wharf buildings (which are respectively identified as items of State and regional significance in this plan). These buildings provide the foundation and the economic stimulus to the development of surrounding areas.

New development should have regard for the character of heritage items both in terms of functional uses and through their form, scale, siting, colours and materials.

Regard is to be had to preserving views to other significant landmark buildings throughout the CBD and outside the CBD (refer also to Honeysuckle DCPs for specific land listed in Part 2). New development should

endeavour to complement landmark buildings and, where possible, ensure significant views to these buildings are maintained and enhanced.

(7) Environment sustainability

Development should have regard to the principles of ecologically sustainable development (ESD), including pollution minimisation, biodiversity conservation, resource conservation, and sustainable quality of life.

To ensure a high level of environmental quality, developments will address issues such as building form, materials and orientation, water resource and solid waste management, privacy and noise levels, prevailing winds and access to light and sunshine, and overall streetscape and public domain impacts.

(8) Transport

Planning for public transport, pedestrian and cyclist access is to occur early in the planning and design process and link with existing transport networks to help reduce residents', workers' and visitors' reliance on private motor vehicles.

Developments will reinforce the public domain by helping to create a highly permeable environment which will promote walking, cycling and the use of public transport.

The design of developments and the streetscape and public domain should not be adversely affected by the provision (or over-provision) of on-site car parking. Where possible, provision for parking to serve developments should be made in a way to ensure it is as flexible and accessible as possible to a range of other uses.

(9) Flexibility

The provisions of this plan and supporting development control plans and urban design plans listed in Part 2 set up a flexible planning framework which can respond and evolve to changing social, economic and market circumstances that will occur over the projected 20 year Honeysuckle development period.

The consent authority in determining development proposals for the land has the ability to flexibly interpret elements of the plan where necessary to achieve the aims of *Hunter Regional Environmental Plan 1989 (Amendment No 3)—Central Honeysuckle*.

(10) Infrastructure and social issues

Where a demonstrated nexus exists, development is to contribute to the necessary upgrading of social and physical infrastructure to provide for the growth of new and existing communities both on and off the Honeysuckle site.

Part 2 Documents to be considered

The following documents are relevant to development of Central Honeysuckle:

Honeysuckle Precinct Development Control Plan 36,

Manna Precinct Development Control Plan 37,
Cottage Creek Precinct draft Development Control Plan 38,

Urban Design Plan for the Civic Area (1995),
Newcastle Urban Design Guidelines Development Control Plan 30,

DCP 33—Landscape Design Principles and Guidelines and other relevant Newcastle Council DCPs mentioned in the above DCPs,

Section 94 Contribution Plan for the area,

Honeysuckle Concept Masterplan Report (January 1992),

Honeysuckle Conservation Plan (1992),

Any development control plans relating to the land concerned and adopted after the commencement of this Schedule.

Note. Other documents which provide useful background information and may need to be taken into consideration in the preparation and assessment of particular development applications include:

Newcastle Central Area Strategy (1992),

Better Cities Honeysuckle and Environs Area Strategy (1992),

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Honeysuckle Conservation Plan (1992),
Honeysuckle Project—Historical and Industrial Archaeological Study
(October 1991 & October 1992),
Honeysuckle Point Heritage Study (1990),
Building Better Cities Newcastle Housing Design Manual (July 1995),
Inner Newcastle Housing Strategy for Urban Intensification and Affordable
Housing (December 1993),
Inner Newcastle Social Impact and Assessment Strategy (1996),
Newcastle Council's Shoptop Housing Kit (1992),
Wickham Urban Village Strategy (1995),
The City of Newcastle Cultural Review (1995),
Geotechnical Investigations undertaken for the Honeysuckle site,
Hazardous Waste Investigations undertaken for the Honeysuckle site,
Site Remediation Investigations for the Honeysuckle site,
Honeysuckle Marina Environmental Site Assessment (1993),
Honeysuckle Project Transport Study (1991).

(All of the documents referred to above or in Part 2 of Schedule 7 are available
from the office of Newcastle City Council or Honeysuckle Development
Corporation.)