



New South Wales

State Environmental Planning Policy Amendment (Newcastle City Centre) 2014

under the

Environmental Planning and Assessment Act 1979

The Administrator, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PRU GOWARD, MP
Minister for Planning

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (Newcastle City Centre) 2014*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Maps

The maps adopted by *Newcastle Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

4 Amendment of State Environmental Planning Policy (Urban Renewal) 2010

Clause 4 Definitions

Omit paragraph (c) of the definition of *potential precinct* in clause 4 (1).

5 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

Schedule 1 Amendment of Newcastle Local Environmental Plan 2012

[1] Land Use Table

Insert at the end of item 1 of the matter relating to Zone R4 High Density Residential:

- To promote a balance of residential accommodation within a mixed use development.

[2] Land Use Table, Zone B3 Commercial Core

Omit the fourth dot point in item 1. Insert instead:

- To provide for commercial floor space within a mixed use development.

[3] Land Use Table, Zone B3 Commercial Core

Omit the following from item 3:

- Boat launching ramps;
- Charter and tourism boating facilities;
- Jetties;
- Marinas;
- Moorings;
- Port facilities;
- Residential flat buildings;
- Seniors housing;
- ; Water recreation structures

[4] Clause 6.4 Land in Zone R4 High Density Residential

Insert after clause 6.4 (3):

- (4) This clause does not apply to land in Newcastle City Centre.

[5] Clause 7.5 Design excellence

Omit “\$1,000,000” from clause 7.5 (4) (c). Insert instead “\$5,000,000”.

[6] Clause 7.8 Wickham Redevelopment Area

Omit the clause.

[7] Clause 7.9 Height of buildings

Omit clause 7.9 (4).

[8] Clauses 7.10 and 7.10A

Omit clause 7.10. Insert instead:

7.10 Floor space ratio for certain development in Area A

- (1) This clause applies to land in “Area A” as shown on the Floor Space Ratio Map.
- (2) The maximum floor space ratio for a building other than a commercial building on land with a site area of 1,500 square metres or more is as follows:
 - (a) where the Floor Space Ratio Map identifies a maximum floor space ratio of 6:1 (or greater)—5:1,

- (b) where the Floor Space Ratio Map identifies a maximum floor space ratio of 5:1—4:1,
 - (c) where the Floor Space Ratio Map identifies a maximum floor space ratio of 4:1—3:1.
- (3) In this clause:
- commercial building*** means a building used wholly for either or both of the following purposes:
- (a) commercial premises,
 - (b) tourist and visitor accommodation that is not subdivided under a strata scheme.

7.10A Floor space ratio for certain other development

The maximum floor space ratio for a building that is located on land with a site area of less than 1,500 square metres is whichever is the lesser of:

- (a) the floor space ratio identified on the Floor Space Ratio Map, or
- (b) 3:1.