

From: system@accelo.com [mailto:system@accelo.com] **On Behalf Of** Matthew Murray
Sent: Wednesday, 8 August 2018 9:13 PM
To: Sheelagh Laguna <Sheelagh.Laguna@planning.nsw.gov.au>
Subject: Submission Details for Matthew Murray (comments)

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Agreed to false or misleading information statements: yes

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Content:

Thank you for the opportunity to make a submission on this significant development for the local community.

While many people will welcome the action to remediate the site after many years of inactivity on such a large and central location, many locals are disappointed to find out that the site will be remediated to a level which will allow only light industrial development. I believe that this is a regretful decision, and an enormous missed opportunity.

While I understand that remediating the land to a level which would allow for housing or commercial development would significantly increase the cost of the remediation project, the location of former gasworks is very significant in terms of future growth in the Newcastle Local Government Area. I believe that the extra costs involved in remediating the site to a level which could allow housing or commercial development would assist the NSW Government adequately plan for future growth in the Hamilton North/Broadmeadow area.

Recent data suggests that Hamilton North/Broadmeadow is set to be the third largest growth area across the entire Newcastle LGA, with more than 4,000 additional residents forecast to call the area home over the next 20 years alone.

The former gasworks site is ideally placed for higher density housing development. It is centrally located, close to public transport options and great local amenities, schools, shops and entertainment. It is a 10 minute drive to the beaches of Newcastle and a stones throw from Broadmeadow trainstation, and the proposed Broadmeadow Sports and Entertainment precinct.

The NSW Government's own planning documents indicate that Hamilton North/Broadmeadow is a place set for significant growth within the Newcastle LGA, so it is of concern that such a large area of land within this growth corridor will only be remediated to allow for light industrial. This is a significant opportunity for the government to free up land to assist the area to grow.

It is also my belief that Hamilton North is no longer an appropriate area for industrial development. If not now, Hamilton North will shortly be considered an inner city suburb pf Newcastle. Our inner city suburbs should be the places where the government is encouraging an increase in housing stock and housing density, to encourage Newcastle to grow into a city.

The government should ensure that the former gasworks at Hamilton North is remediated to a level that would allow for housing or commercial decelopment. Jemena should be compelled to undertake remediation to this level, to ensure that the Hamilton North/Broadmeadow area has adequate space to meet the housing requirements for an area which is growing rapidly, and which will continue to grow over the coming decades.

IP Address: - 120.17.120.70

Submission: Online Submission from Matthew Murray (comments)

https://majorprojects.accelo.com/?action=view_activity&id=275658

Submission for Job: #7676 Newcastle Gasworks (Clyde Street) Remediation Project

https://majorprojects.accelo.com/?action=view_job&id=7676

Site: #3317 Newcastle Gasworks (Clyde Street) Remediation Project

https://majorprojects.accelo.com/?action=view_site&id=3317