



COMMISSION APPROVES SOME CHANGES TO NORDS WHARF CONCEPT PLAN

12 March 2020

The state's Independent Planning Commission has partially approved proposed changes to a residential subdivision on Lake Macquarie, south of Newcastle.

Nords Wharf Development Company Pty Ltd (the Proponent) had sought to modify its existing concept approval to increase from 90 to 96 the number of lots within the planned Nords Wharf subdivision, on the South Wallarah Peninsula.

The Proponent also proposed amendments to the approved intersection upgrade to the Pacific Highway/Awabakal Drive intersection, proposed new works to the Pacific Highway/Nords Wharf Road intersection and sought to reduce the approved \$1.185 million contribution for social infrastructure to \$415,000.

The Department of Planning, Industry & Environment finalised its assessment of the modification application in January this year. It came to the Commission for determination because the Department received 152 public objections during exhibition.

Commissioners Chris Wilson (Panel Chair), Stephen O'Connor and Wendy Lewin were appointed to consider the matter and make a final decision. They met with the Proponent, Department and Lake Macquarie City Council and inspected the site and surrounding area.

A public meeting was also held to listen to the community's concerns, which primarily focused on traffic and road safety impacts, and infrastructure.

After carefully considering all the evidence, the Commission has today (Thursday 12 March 2020) determined to approve the increase in residential lots; however, it did not support the proposed changes to major intersections.

In its Statement of Reasons for Decision, the Commission concluded: *"[T]he proposed revised layout does not significantly impact on the suitability of the site as originally assessed in the NWCP [Nords Wharf Concept Plan] in terms of the road layout, landscape buffer and the indicative lot layout."*

However, the Commission stated it did not support the proposed amendments to the approved intersection upgrades, finding that *"insufficient analysis and justification has been provided to support the alternative intersection arrangements proposed in the Modification Request particularly in relation to the potential impacts on the local road network."*

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The Proponent advised the Commission in February that it was no longer pursuing a reduction in the infrastructure contribution. “[G]iven this component has been withdrawn from the Modification Request, this issue does not require further consideration,” the Commission noted.

The Commission’s Statement of Reasons for Decisions is available here:

https://www.ipcn.nsw.gov.au/projects/2020/01/nords-wharf-concept-plan-mp10_0088-mod1

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