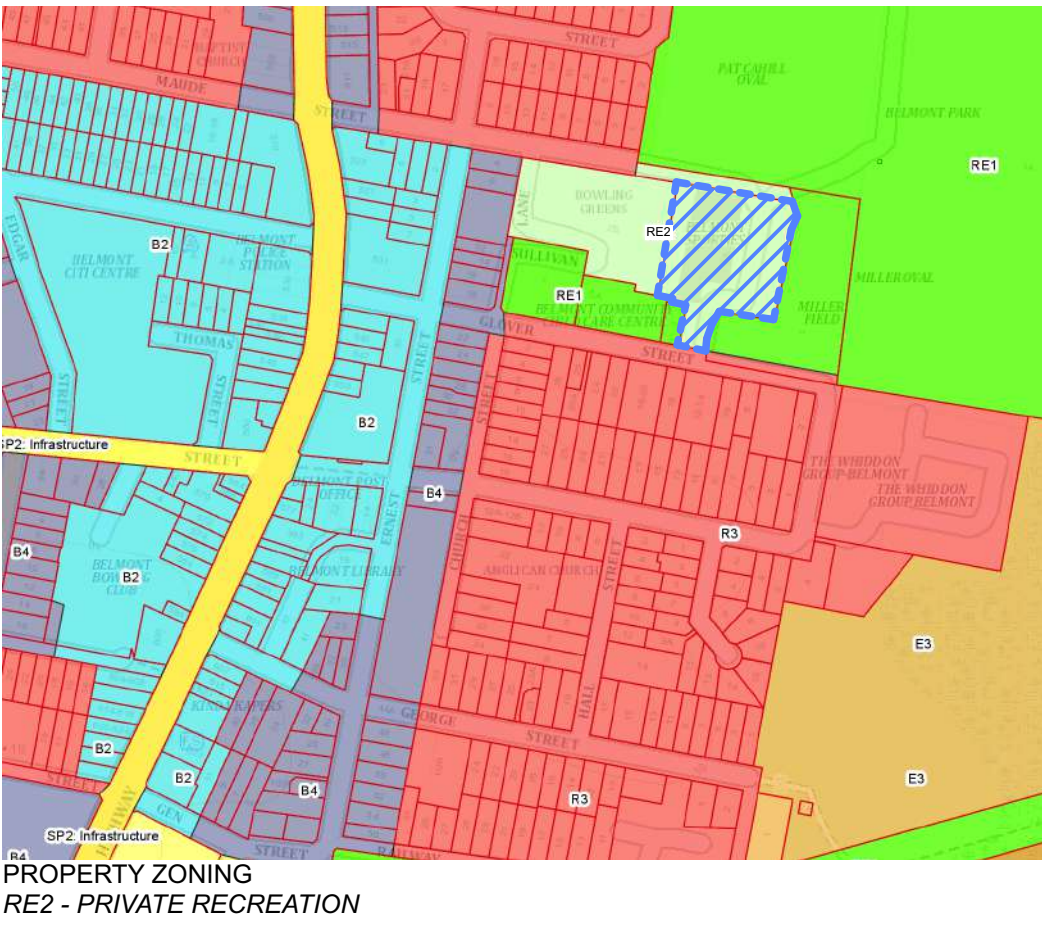




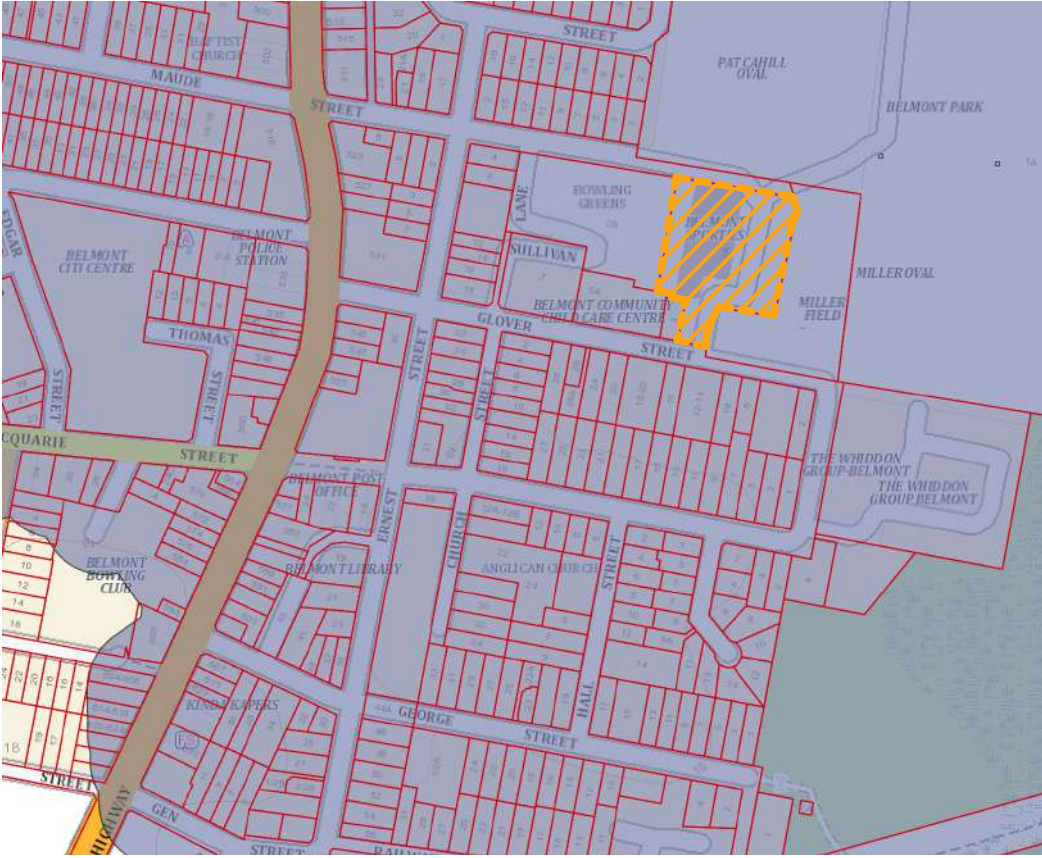
Oak Tree Maude Development

2A Maude Street
Belmont
NSW 2280

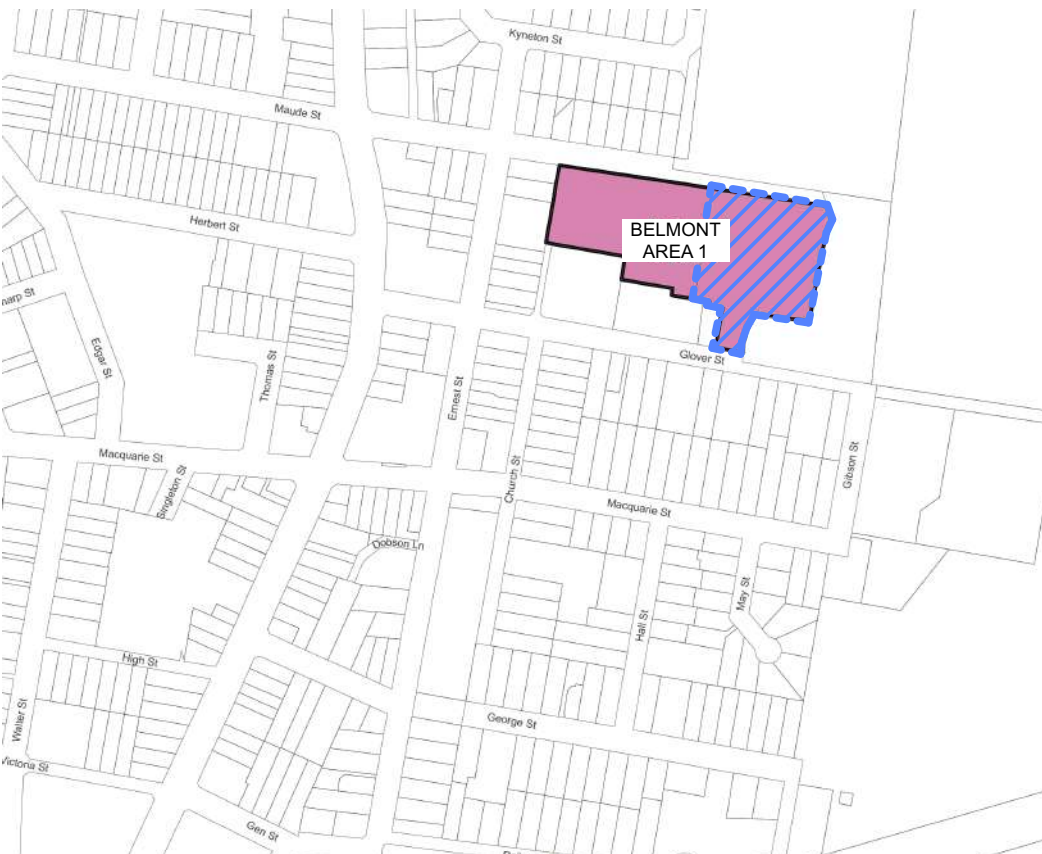
Development Application



PROPERTY ZONING
RE2 - PRIVATE RECREATION



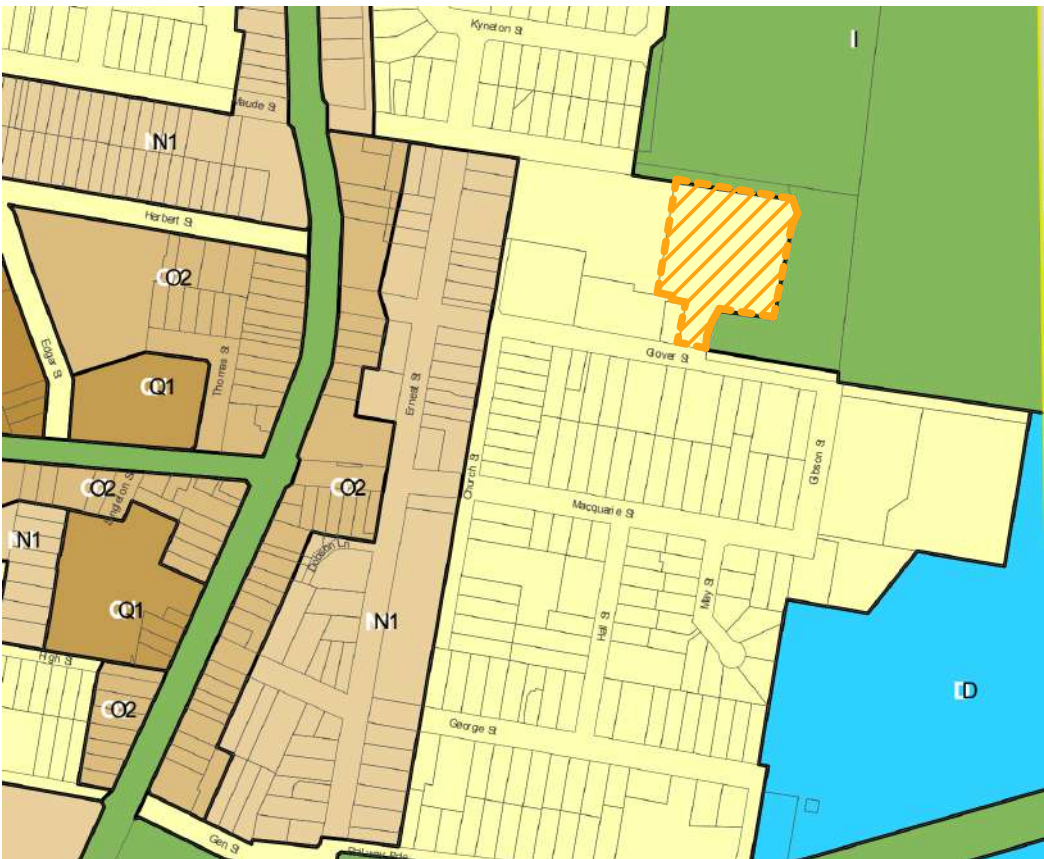
UNDERGROUND COAL MINING (NON-EPI)
SITE IS LOCATED WITHIN A KNOWN UNDERGROUND COAL MINING DISTRICT



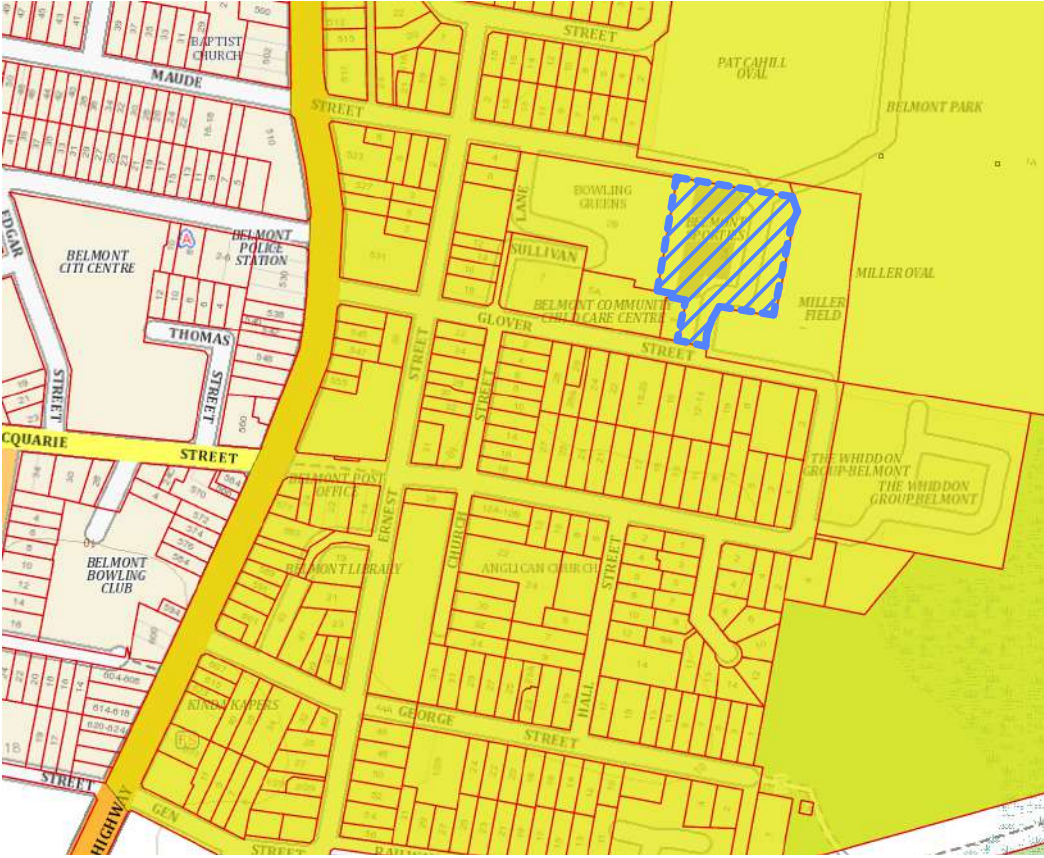
ADDITIONAL PERMITTED USES
BELMONT AREA 1 - SENIORS HOUSING PERMITTED WITH CONSENT



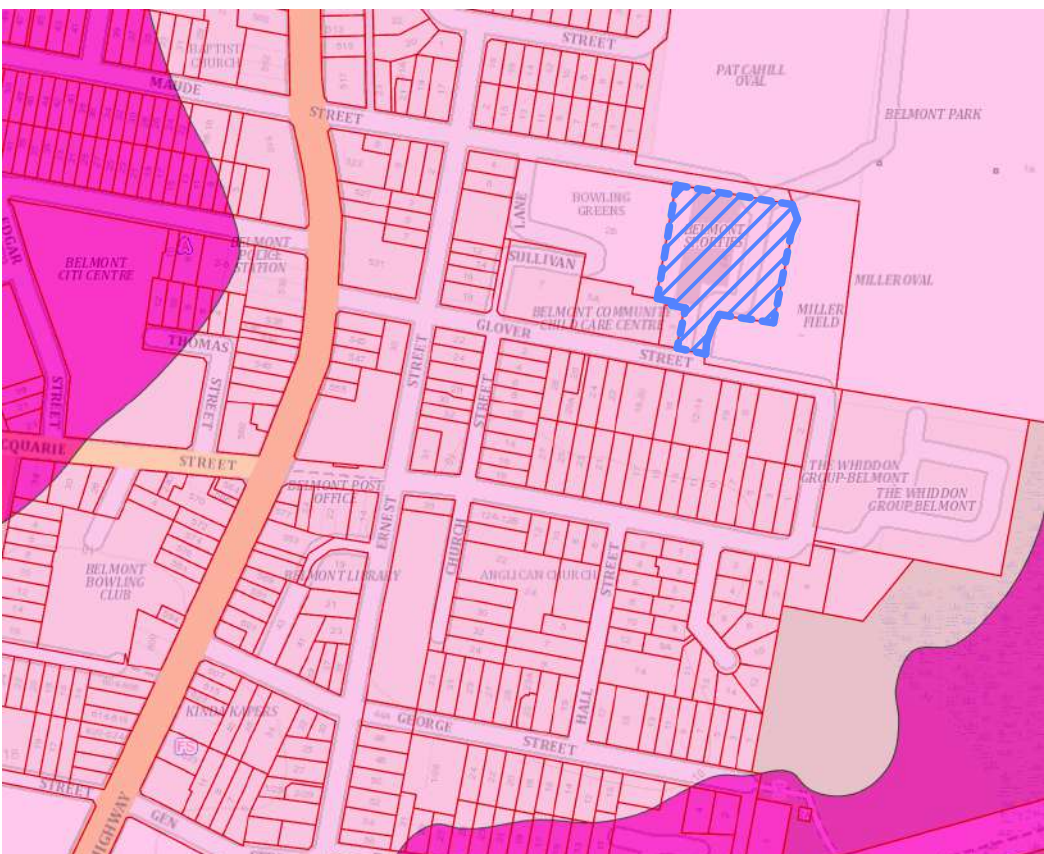
FLOOD PLANNING
SITE IS NOT LOCATED WITHIN A FLOOD ZONE



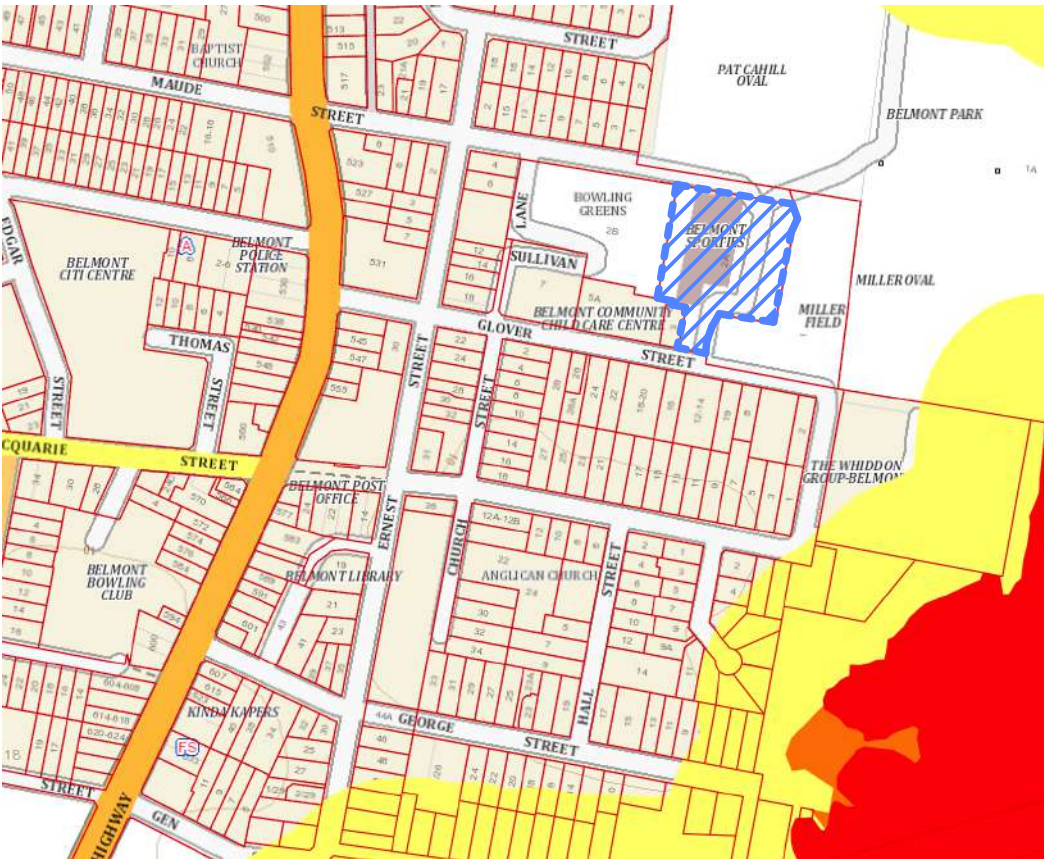
HEIGHT OF BUILDING
MAXIMUM 10m



SUBSIDENCE DISTRICT (NON-EPI)
SITE IS LOCATED WITHIN A KNOWN SUBSIDENCE DISTRICT - GUIDELINE 3



ACID SULFATE SOILS
CLASS 3



BUSH FIRE PRONE LAND
SITE IS NOT LOCATED WITHIN BUSH FIRE PRONE LAND

SEPP Housing for Seniors or People with a Disability 2004 Division 4 - Self Contained Dwelling

50 Standards that cannot be used to refuse development consent for self-contained dwellings

A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a self-contained dwelling (including in-fill self-care housing and serviced self-care housing) on any of the following grounds—

- (a) **building height:** if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),
- (b) **density and scale:** if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,
- (c) **landscaped area:** if—
 - (i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or
 - (ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,
- (d) **Deep soil zones:** if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the *deep soil zone*). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,
- (e) **solar access:** if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,
- (f) **private open space for in-fill self-care housing:** if—
 - (i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and
 - (ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area,

Note—

The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS 1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.

- (g) (Repealed)
- (h) **parking:** if at least the following is provided—
 - (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
 - (ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.

LAKE MACQUARIE DCP 2014 PART 9 - RESIDENTIAL FLAT BUILDINGS

13.5 SITE COVERAGE

Objectives

- a. To ensure that development maximises permeable surfaces, and maintains a balance between built and unbuilt areas.
- b. To facilitate on-site stormwater infiltration and harvesting for re-use.
- c. To incorporate suitable measures to minimise run-off directly accessing the lake or its waterways.

Controls

- 1. The maximum site coverage for Residential Flat Buildings, including ancillary development, must not exceed 65%.

Note: Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- any basement,
- any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- any eaves,
- any unenclosed balconies, decks, pergolas and the like.

Note: Balconies, decks, pergolas and the like located under the main roof of the building are not considered to be unenclosed and will be included in the site coverage calculation.

Note: Site coverage controls operate in tandem with the Stormwater Management, Principal Private Open Space, and Landscaped Area and Design controls in this DCP to ensure that adequate unbuilt area is available for outdoor recreation and for reducing stormwater discharge from the site. Stormwater permeability and integration with the landscape design will be considered when determining whether structures are included in the site coverage calculations.

PARKING REQUIREMENTS

	Unit Totals	Rate Per Dwelling	Parking Required
2 Bedroom	47	1.0	47
2 Bedroom + Study	24	1.0	24
3 Bedroom	4	1.5	6
Total	75		77
Visitor Parking Provided	13	Accessible Provided	6
Parking Provided	90		
Car Wash Bay	1		

SITE COVERAGE

Site Area	9,793 m ²
Max. Allowable Coverage m ²	6,565 m ²
Max. Allowable Coverage %	65%
Coverage Achieved m ²	6,132 m ²
Coverage Achieved %	62.50%

LANDSCAPE AREA

Site Area	9,793 m ²
Min. Landscape Required m ²	1,960 m ²
Min. Landscape Required %	20%
Min. Deep Soil Required m ²	980 m ²
Min. Deep Soil Required %	50%
Landscape Achieved m ²	REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR AREA MEASUREMENTS
Site Landscape %	

13.6 LANDSCAPE AREA

Objectives

- a. To enable landscape planting in the front setback that enhances the streetscape.
- b. To enable landscape planting in the side and rear setback that enhances residential amenity.
- c. To conserve significant vegetation.
- d. To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas

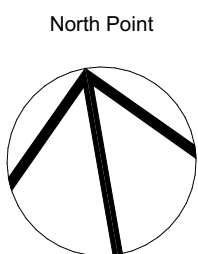
Controls

- 1. Development must provide a landscape area that is at least 20% of the total lot area.
- 2. At least half of the required landscape area must be suitable for deep soil planting.
- 3. An area must have a minimum width of three metres to be included in the landscape area calculations.
- 4. Where a residential flat building development is proposed adjacent to land zoned R2 Residential, an additional landscaped area with a minimum area of 10% of the total lot area must be provided along the R2 zone boundary.

Note: The landscape area is in addition to the principal private open space requirement.

issue	revision	description	date	verified
01		Issue for DA	29/01/21	01
02		Issue for RFI	19/11/21	02
03		Issue for RFI	11/12/21	03
04		Issue for RFI	7/12/22	04

key plan



consultants
Civil/Structural Engineers

Electrical Engineer

clients
Oak Tree Retirement Villages

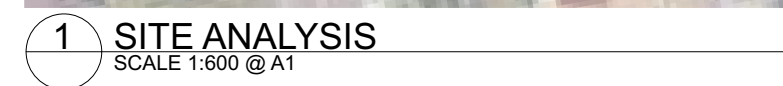
project
Oak Tree Maude Development
2A Maude Street
Belmont
NSW 2280

drawing title

Preliminary
DCP & LEP Planning Controls
NOT FOR CONSTRUCTION

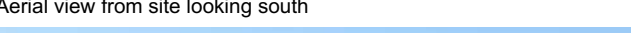
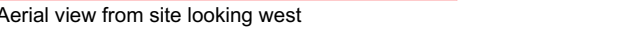
drawing scale

AS SHOWN	CW	JC	7/2/22
project #	drawing #	issue	
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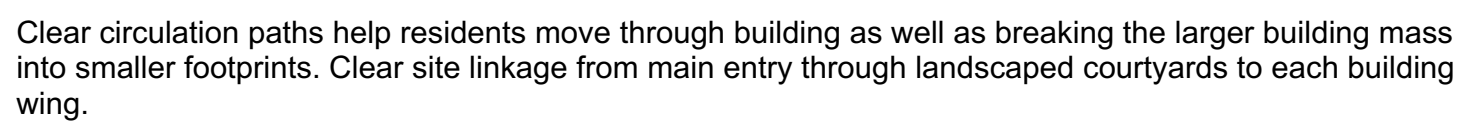
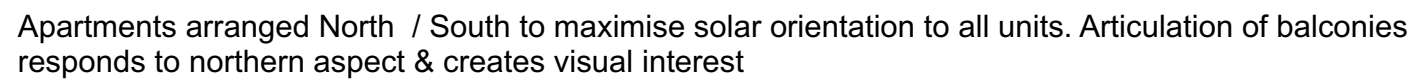


- 1 Retain existing driveway to minimise impact on existing trees
- 2 Side setbacks allow for substantial landscape to side boundaries
- 3 Frame central courtyard for communal space to gain benefit of northern orientation and provide buffer from strong southerly winds and surrounding neighbours
- 4 Central drop off point and entry to site to promote easy wayfinding

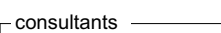
From Google street view and Google earth



Built form setback from site boundaries to allow for generous planting and deep soil zones. Green canopy provides amenity to residents & screening to adjacent sites



key plan

Electrodeposition

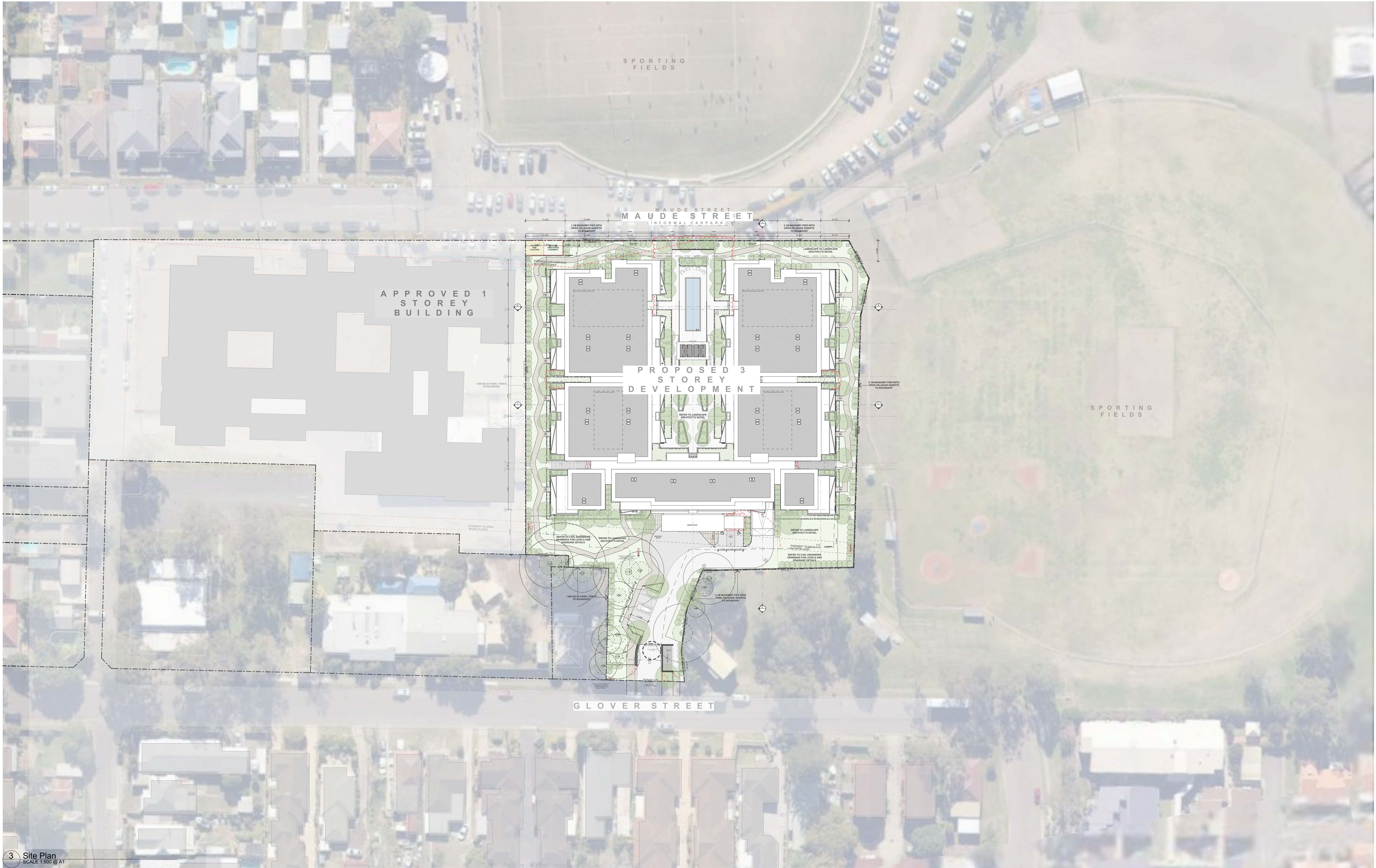
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project

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3 Site Plan
SCALE 1:500 @ A1

Development Application



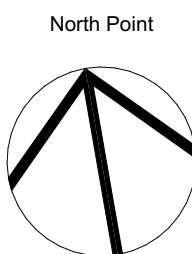
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03		Issue for RFI	11/12/21	03
04		Issue for RFI	7/2/22	04

key plan



consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

Oak Tree Retirement Villages

project

Oak Tree Maude Development
2A Maude Street
Belmont
NSW 2280

drawing title

Site Plan(s)
Site Plan

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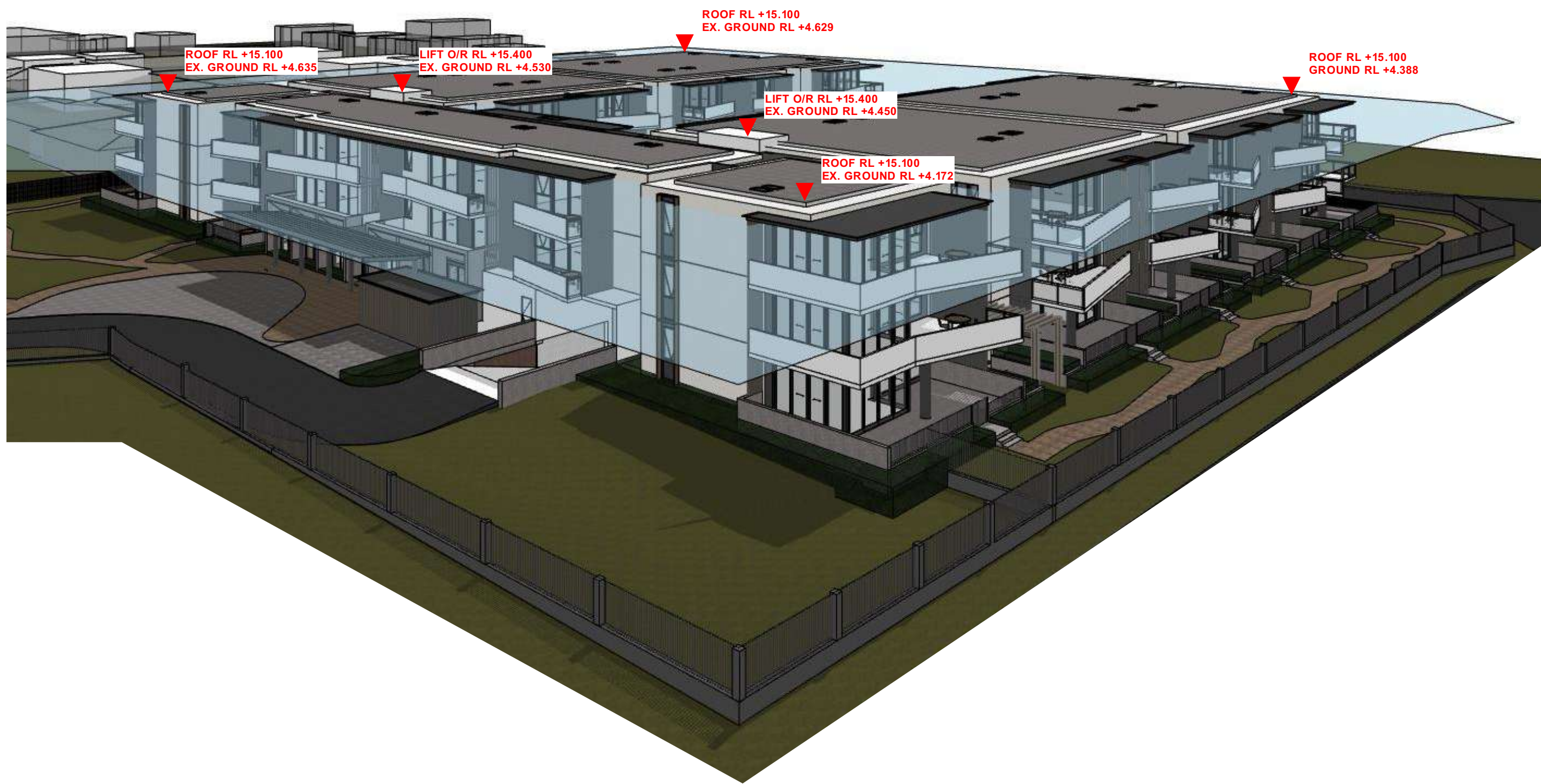
drawing scale drawn verified date

AS SHOWN CW JC 7/2/22

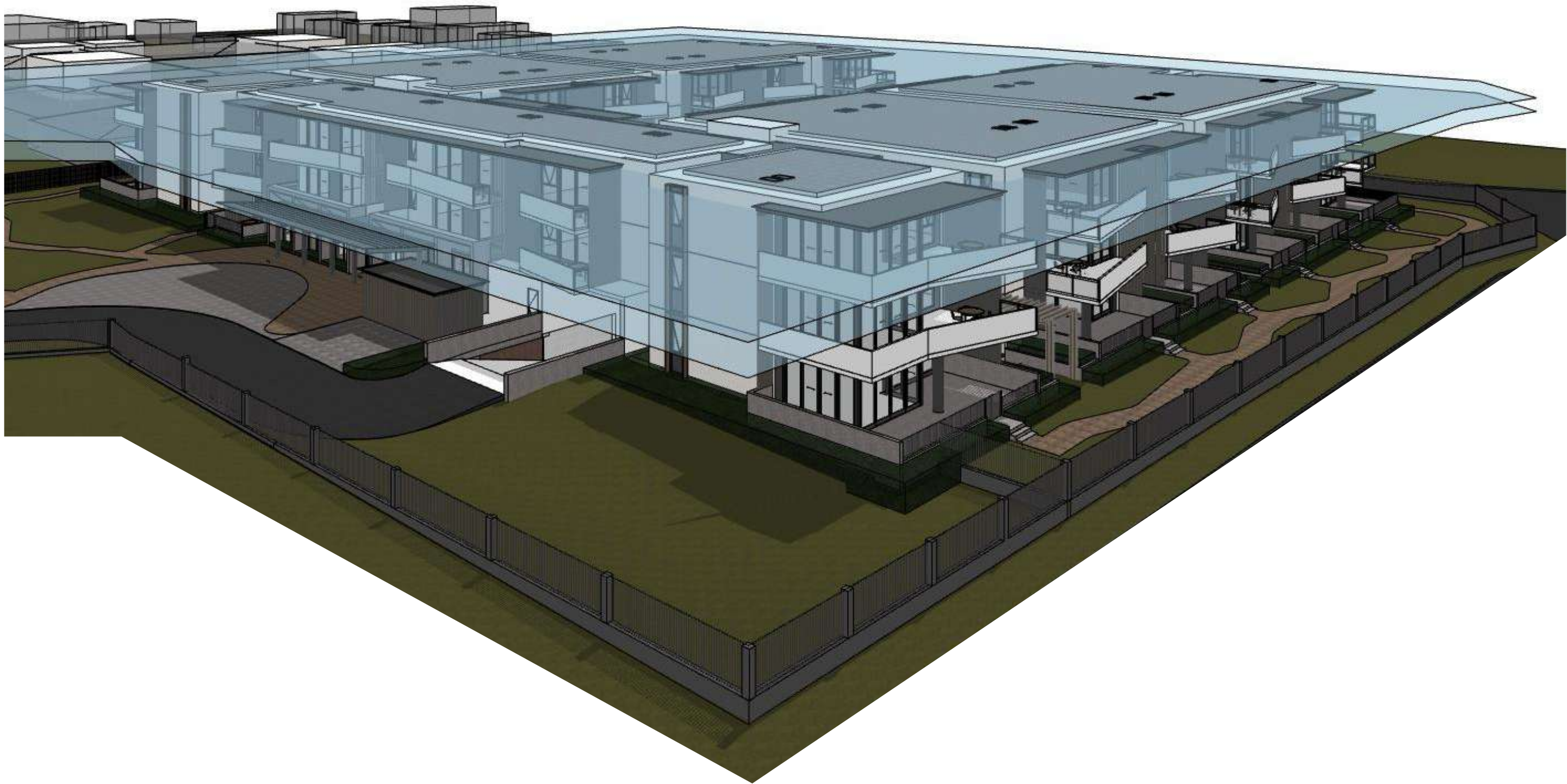
project # drawing # issue

20120 **A-1001** 04

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3D MASSING
10m HEIGHT PLANE



3D MASSING
11m HEIGHT PLANE (10% HEIGHT VARIATION)

Development Application



Architecture | Planning | Interiors

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04		Issue for RFI	7/2/22	04

key plan



North Point

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients
Oak Tree Retirement Villages

project
Oak Tree Maude Development
2A Maude Street
Belmont
NSW 2280

drawing title

Site Plan(s)
Height Massing

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drawing scale	drawn	verified	date
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