

Planning Proposal – 2A Maude Street and 2B Maude Street, Belmont

Lake Macquarie Local Environmental Plan 2014

Pre-Gateway Version

Local Government Area:	Lake Macquarie City Council
Name of Draft LEP:	Lake Macquarie Local Environmental Plan 2014 - Amendment RZ/1/2020
Subject Land:	Former Belmont Sporties Club site: 2A Maude Street, Belmont (Lot 202, DP1236307) 2B Maude Street, Belmont (Lot 201, DP 1236307)
Land Owners:	Belmont 88 Pty Ltd (2A Maude Street) Arcare Pty Ltd (2B Maude Street)
Applicant:	Lake Macquarie City Council (initiated by Belmont 88 Pty Ltd)
Council Reference:	RZ/1/2020 (D0968216)
Date:	April 2020
Author:	Abigail Hawtin – Student Land Use Planner
Maps:	Map 1 – Locality Map 2 – Aerial Photograph Map 3 – Existing Additional Permitted Use Map 4 – Proposed Additional Permitted Use Map 5 – Existing Height of Buildings Map 6 – Proposed Height of Building
Attachments:	Traffic Impact Assessment Report (D09603985)

Part 1- Objectives of the Planning Proposal

The objective of this planning proposal is to amend the *Lake Macquarie Local Environmental Plan 2014* (LMLEP 2014) to extend the Additional Permitted Use (APU) of seniors housing (previously enabled for 2B Maude Street Belmont) to now apply to the adjoining site as well, being 2A Maude Street, Belmont. The objective is also to increase the height limit to enable three storey development for seniors housing over the entire site of the former Belmont Sporties Club being 2A and 2B Maude Street, Belmont.

Part 2- Explanation of Provisions

The amendment proposes the following changes to LMLEP 2014:

Amendment Applies to	Explanation of Provisions
Schedule 1- Belmont Area 1 Map	Amending <i>LMLEP 2014</i> to extend the existing Additional Permitted Use (APU) <i>Belmont Area 1</i> to

	encompass the entire former Belmont Sporties Club site at Lot 201 and Lot 202 DP 1236307 as shown at Map 4. The Additional Permitted Use is for 'seniors housing'.
Height of Buildings Map	Amending <i>LMLEP 2014</i> Height of Buildings Map in accordance with the proposed height map, shown at Map 6, which indicates a maximum permissible height of 10m over Lot 201 and Lot 202 DP 1236307. The existing maximum building height over the sites is 8.5m.

Part 3- Justification for the Provisions

A- NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

No. The proposal is proponent initiated. The existing APU 'seniors housing' was applied to Lot 201 as a result of Lake Macquarie Local Environmental Plan 2004 Amendment No 65 in 2013. The previous amendment was requested by the Belmont Sporties Club with the intention of retaining the club facility in its existing form, hence the application of the APU only to a portion of the Sporties site.

A DA to subdivide the Belmont Sporties Club site was approved in December 2013, the subdivision was registered in August 2019. The Belmont Sporties Club has ceased trading, and the proposal is to expand the use for seniors housing where the club buildings were previously located. The amendment to increase the maximum height of building (HOB) is proposed to affect both lots in order to enable three storey development over the site.

While not the direct result of any specific strategic study or report the proposed amendment contributes to the strategic objectives of the Local Strategic Planning Statement (LSPS) which seeks to increase residential density in urban infill areas. This site is important in this context as it is in close proximity and easy walking distance of urban services, is connected to infrastructure that can be efficiently augmented to support increased density, and is able to provide a high level of amenity because of adjoining open space and recreational facilities.

The Lake Macquarie Housing Strategy 2020 adopts a place-based approach to residential development by facilitating appropriate and diverse forms of housing in optimal locations. Belmont is identified as a location that ranks well for liveability and is particularly well suited for seniors housing given its provision of retail, health and recreation services.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

An extension of Belmont Area 1 of Schedule 1 *LMLEP 2014* is the preferred mechanism for enabling seniors housing on the subject site. Extending Belmont Area 1 will retain the existing private recreation zoning to ensure that the site is used for seniors housing, tourism or recreation land uses, rather than other land uses permitted with consent in the adjoining residential and mixed-use zones. The amendment will not require the addition of a new clause in Schedule 1 of *LMLEP 2014* as the proposal is extending an existing APU. Extending Belmont Area 1 to affect the entire site enables a more consistent planning outcome for the site and clearly signals the development intent to the community.

Alternative means of achieving the intended outcome include:

SEPP (Housing for Seniors or People with a Disability) 2004 enables the issuing of Site Compatibility Certificates in certain cases to permit seniors housing where local planning controls would otherwise prevent this type of development. This option has been considered, however the Department of Planning, Industry and Environment have advised that the planning proposal does not meet the requirements of clause 4 of the SEPP, and that the SEPP does not apply to the site.

Council could amend the land use table for zone RE2 Private Recreation to enable seniors housing on all land zoned RE2 Private Recreation. However, Council is not seeking to allow seniors housing to be carried out in all land zoned RE2 Private Recreation in Lake Macquarie because much of the zone across the LGA is not of suitable size, location and characteristics to accommodate seniors housing.

Council is also not pursuing to rezone the subject site to a residential, mixed use or urban centre zone in order to permit seniors housing with development consent because it would result in the permanent loss of land zoned for recreation and open space purposes. Other nearby land has zones permitting land uses other than seniors housing, such as medium to high density standard residential development. There is sufficient supply of land available in the local area for the purposes of standard residential and mixed-use zones but there is a clearly identified need for seniors housing close to town centres (see section B).

B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Hunter Regional Plan 2036

The proposal is consistent with the strategic directions of the Hunter Regional Plan 2036 (HRP) to provide higher density residential development close to an existing urban centre. The HRP identifies the ageing population and dispersed population as two key regional challenges facing the Hunter. According to the Plan, by 2036 the Hunter is expected to be home to around 69,500 more people aged over 65 years. In order to improve infrastructure efficiency and access to services, the Plan aims for increased housing diversity and densities around well serviced town centres such as Belmont.

The planning proposal will specifically contribute to the following directions of the HRP:

- *Direction 21: Create a compact settlement:* The proposal seeks development of seniors housing in a location with established services and infrastructure. The site is located in the Charlestown-Belmont Urban Renewal Corridor.
- *Direction 22: Promote housing diversity:* The proposal responds to the demand for housing and services for the ageing community.
- *Direction 23: Grow centres and renewal corridors:* The proposal seeks to contribute to the growth of Belmont, a local centre within the Charlestown-Belmont Urban Renewal Corridor.

Greater Newcastle Metropolitan Plan 2036

The proposal is consistent with the Greater Newcastle Metropolitan Plan 2036 (GNMP), which seeks to locate new homes near infrastructure and open space. The proposal contributes to Greater Newcastle's network of connected centres which enable mixed use functionality and offer a range of housing choice and other services. The site is identified as an Existing Urban Area with Infill Housing Opportunities within the Housing Opportunities Map in the GNMP, and will assist in meeting the projections of 13,700 new dwellings in Lake Macquarie by 2036. The proposal contributes to:

- *Strategy 4: Grow health precincts and connect the health network:* The proposal seeks to develop seniors housing and aged care services close to frequent public transport and within a centre. The subject land is located approximately 50m from a public bus stop with services to Charlestown, John Hunter Hospital and Newcastle CBD. Seniors housing in this location would provide opportunities for residents to access health precincts including Belmont Hospital (3km), Lake Macquarie Private Hospital at Gateshead (7km), Warners Bay Private Hospital (10km) and John Hunter Hospital (14km).
- *Strategy 16: Prioritise the delivery of infill housing opportunities within existing urban areas:* The proposal seeks to allow medium density development within the existing urban footprint.

2. Is the planning proposal consistent with the local council's Community Strategic plan or other local strategic plan?

Community Strategic Plan 2017-2027

The Lake Macquarie City Community Strategic Plan (2017-2027) is a plan for the community to outline how the goals in the City's vision can be achieved. The subject proposal generally supports the following objectives of the Community Strategic Plan:

- *New development and growth complement our unique character and sense of place*
- *Our community has access to adaptable and inclusive community and health services*
- *People of all abilities use and enjoy our places and spaces*

Local Strategic Planning Statement

The Local strategic Planning Statement (LSPS) identifies that demand is expected to increase for more diverse housing, such as smaller homes, and those that can be adapted to people's changing needs. The LSPS seeks to focus housing and services in centres. By reducing the distance between housing and services, the LSPS aims to facilitate active modes of transport, activated streets and lower costs of living.

The City structure and Opportunity map identifies Belmont as an urban intensification area and strategic centre. Planning priority 2 stipulates that Council will work with industry to deliver diverse infill housing which is connected to transport, shopping, community facilities and public spaces. The subject site is well located in this context, being in close proximity to Belmont's main commercial corridor, Belmont seniors Citizens centre and Belmont Sports Field. The site's location within the North East Growth Area provides connections to the Gateshead health precinct, with access to this regionally significant hospital and other health services.

Lake Macquarie Housing Strategy

The Lake Macquarie Housing Strategy advocates a place-based approach to planning for infill housing by identifying specific locations where new development is desirable and feasible and built forms that are suited to these locations. The strategy emphasises an increasing demand for medium density and special needs housing in 'liveable' areas. According to the strategy, by 2036, the 75-79, 80-84, and 85+ age groups are forecast to grow by 37%, 63% and 74% respectively and the dwelling types preferred by these groups is currently in low supply. The proposal contributes to the aims of the Housing Strategy by supplying medium density seniors housing for the LGA's ageing population in a location ranked well for liveability.

3. Is the planning proposal consistent with applicable state environmental planning policies?

SEPP	Relevance	Comment
SEPP (Coastal Management) 2018	<p>Aims to achieve an integrated and coordinated approach to land use planning.</p> <p>It defines the four coastal management areas in the Coastal Management Act 2016 through detailed mapping and specifies assessment criteria that are tailored for each coastal management area.</p> <p>Councils and other consent authorities must apply these criteria when assessing proposals for development that fall within one or more of the mapped areas.</p>	<p>The provisions of SEPP (Coastal Management) 2018 apply to the subject site because it is located within the coastal zone.</p> <p><i>The Lake Macquarie Coastal Zone Management Plan</i> has been considered. The site is not considered to be a sensitive coastal location and the proposed development is not likely to cause increased risk of coastal hazards.</p> <p>The proposal is consistent with the aims and objectives of this SEPP.</p>
SEPP (Housing for Seniors or People with a Disability) 2004	Aims to encourage the development of high quality accommodation for an ageing population	The Department of Planning, Industry and Environment have advised that the planning proposal does not meet the requirements of clause 4 of the SEPP, and that the SEPP does not apply to the site .

SEPP	Relevance	Comment
	<p>and for people who have disabilities.</p> <p>In some instances, the SEPP sets aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy. The SEPP also sets out design principles and ensures support services are provided for seniors or people with a disability.</p>	<p>Council officers may refer to Chapter 3 (Development for seniors housing) at the development application (DA) stage in order to achieve best practice outcomes. The accompanying document <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> may also be considered. However, there is no statutory requirement for a DA on the site to be assessed in accordance with the SEPP.</p>
Infrastructure SEPP	<p>Aims to provide a consistent planning regime for the delivery of infrastructure. It also provides provision for consultation and assessment.</p>	<p>The proposal is not considered to have a substantial impact on council-related infrastructure and services. The proposal is not classified as traffic generating development as per schedule 3 of the SEPP.</p> <p>The proposal is consistent with the aims and objectives of this SEPP.</p>

4. Is the Planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Ministerial Direction	Relevance	Implications
1.3 – Mining, Petroleum Production and Extractive Industries	<p>The direction requires consultation with the Director-General of the Department of Primary Industries where a draft LEP will restrict extractive resource operations.</p>	<p>The proposal is unlikely to impact on mining, petroleum or extractive industries and the proposal is considered consistent with this direction.</p>
2.2 – Coastal Management	<p>This Direction aims to protect and manage coastal areas of NSW.</p> <p>The subject site falls within the mapped coastal zone.</p>	<p>The Planning Proposal is of minor significance to the coastal zone.</p> <p>The Proposal is therefore consistent with this direction.</p>

<p>2.3 – Heritage Conservation</p>	<p>This direction aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p>	<p>The subject site does not contain any known European or Aboriginal Heritage items or significant landscapes.</p> <p>The planning proposal is consistent with this direction.</p>
<p>2.6 – Remediation of Contaminated Land</p>	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Council is required to consider the potential of contamination for planning proposals involving residential development.</p>	<p>The site has a medium to low risk of contamination. Aerial images and historical zonings do not indicate that the site has been used for purposes listed in table 1 of the <i>Managing Land Contamination Planning Guidelines</i>. However, it is not known if Pasminco black slag was used as an under-slab fill material. It is also possible that asbestos may be present if previous structures on the site were demolished.</p> <p>The Site Contamination Assessment dated June 2012 which sampled Lot 201, indicated that contamination levels were below the adopted National Environment Protection Measure (NEPM) guidelines for residential development of the site. It also indicated a low risk of potential acid sulfate conditions. Although the previous assessment cannot confirm contamination conditions of Lot 202, it indicates a low risk of contamination and acid sulfate conditions due to proximity and historical shared use of the lots.</p> <p>Should the Gateway determination recognise strategic merit, the applicant will be required to prepare a Phase 1 Contamination Assessment to ensure that the land can be remediated to a standard suitable for residential purposes.</p> <p>Following a Phase 1 Contamination assessment the proposal will be consistent with this direction.</p>
<p>3.1 – Residential Zones</p>	<p>The direction requires a draft LEP to include provisions that facilitate housing choice, efficient use of infrastructure, and reduce land consumption on the urban fringe.</p> <p>This direction applies because seniors</p>	<p>The Proposal will facilitate housing choice by providing a form of housing which is in high demand. The proposal is located within an existing centre on previously developed land, and so does not contribute to the consumption of land at the urban fringe. The proposal also makes use of existing infrastructure.</p> <p>The planning proposal is consistent with this direction.</p>

	housing is a type of residential development.	
3.4 – Integrating Land Use and Transport	This Direction seeks to locate development in the most appropriate location to encourage sustainable transport.	<p>The site is within the existing urban footprint, in close proximity to Belmont Town Centre, which is an existing public transport node.</p> <p>Concentrating residential development around Belmont Town Centre encourages walking and cycling as forms of transport.</p> <p>The planning proposal is consistent with this direction.</p>
4.1 – Acid Sulfate Soils	This principle requires that a draft LEP is consistent with the ASS component of the model Local Environmental Plan (ASS model LEP), or that it is supported by an environmental study.	<p>The subject land has the potential for Class 3 acid sulfate soils.</p> <p>An environmental assessment including a contamination assessment and acid sulfate soils assessment was prepared for the site in 2012 as part of a previous LEP amendment affecting Lot 201. The report concluded that Lot 201 does not present any unacceptable risks to the environment or human health, and remediation or management of site soils and groundwater was not found to be necessary. However, soil samples from the Lot 202 have not been investigated.</p> <p>It is acknowledged that Acid Sulfate Soils do not prevent development in this area, rather this constraint guides how construction and earthworks must be safely undertaken.</p> <p>It is considered appropriate for an assessment of acid sulfate soils to be submitted at the development application stage. Inconsistencies with this direction are considered minor, and have been justified.</p> <p>Concurrence is sought from the Director-General or nominated officer that the inconsistency is of minor significance.</p>

<p>4.2 – Mine Subsidence and Unstable Land</p>	<p>Aims to ensure development is appropriate for the potential level of subsidence.</p> <p>The direction requires consultation with the Mine Subsidence Board (MSB) where a draft LEP is proposed for land within a mine subsidence district.</p>	<p>The site is located within Lake Macquarie Mine Subsidence District. The site is subject to guideline 3 of Subsidence Advisory NSW Surface Development Guideline's which stipulates a maximum of four storeys residential development is appropriate for the site in accordance with all standards and codes. Council considers it is appropriate to consult with the Subsidence Advisory NSW should the proposal proceed.</p> <p>The planning proposal seeks to allow buildings of three storeys only and will be consistent with this direction.</p>
<p>4.3 – Flood Prone Land</p>	<p>This seeks to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy.</p> <p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes, or alters a zone or a provision that affects flood prone land.</p>	<p>This planning proposal does not create, remove or alter a zone or provision that affects flood prone land. Thus, the Direction is not applicable because the subject land is not identified as flood prone land.</p>
<p>5.1 – Implementation of Regional Strategies</p>	<p>Planning proposals must be consistent with a regional strategy released by the Minister for Planning.</p>	<p>The proposal is consistent with the Hunter Regional Plan and the Greater Newcastle Metropolitan Plan, as outlined in Section B of this document.</p>
<p>6.1 – Approval & Referral Requirements</p>	<p>This Direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>The proposal is consistent with this Direction as it does not contain any provisions that require concurrence, or identify development as designated development.</p>
<p>6.2 – Reserving Land for Public Purposes</p>	<p>This Direction aims to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land</p>	<p>The planning proposal is consistent with this direction as it does not create, alter or reduce zoning or reservations of land for public purposes.</p>

	is no longer required for acquisition.	
6.3 – Site Specific Provisions	This direction contains provisions that discourage unnecessarily restrictive site-specific planning controls.	<p>This PP does not create a new site specific provision but rather extends an existing site specific provision. The Direction applies because the Planning Proposal 'will amend another environmental planning instrument in order to allow a particular development proposal to be carried out.'</p> <p>Council is not seeking to allow seniors housing to be carried out in all land zoned RE2 Private Recreation in Lake Macquarie because much of the zone across the LGA is not of suitable size, location and characteristics to accommodate seniors housing.</p> <p>Council is also not pursuing to rezone the subject site to a residential, mixed use or urban centre zone in order to permit seniors housing with development consent because it would result in the permanent loss of land zoned for recreation and open space purposes. Other nearby land has zones permitting land uses other than seniors housing, such as medium to high density standard residential development, so there would be no guarantee that seniors housing would be pursued on the site.</p> <p>Therefore, site specific provisions are justified in this instance.</p>

C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

- 1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The site has a history of urban development and is highly disturbed. Lot 202 is predominantly covered by the former club building and car park, although there is some vegetation located at the south-west corner of the lot. The Proposal will not impact on animals (within the meaning of the *Biodiversity Conservation Act 2016*) and plants (within the meaning of that Act), and their habitats. The subject site is not located within any existing wildlife corridors identified on Council's Native Vegetation and Corridors Map.

- 2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Stormwater and Flooding

The Lake Macquarie Development Control Plan 2014 addresses sensitive use developments, requiring seniors housing to set internal floor heights at the Probable Maximum Flood Level (PMF) level. At the development application stage a site-specific flood study will be required to identify the PMF as well as the 1% Annual Exceedance Probability (AEP) flood to the Australian Rainfall and Runoff 2019 Guideline.

Council's GIS shows a stormwater pipe located beneath the club building which drains public water. A realignment of the pipe may be necessary as part of any development on the site to avoid buildings being located over the pipe. An existing public drainage easement would also need to be realigned. Stormwater management and design can be further investigated and resolved through the design process as part any Development Application (DA).

Traffic and access

A Traffic Impact Assessment was submitted in support of the planning proposal, it assumes a 90 bed aged care facility and 120 - 130 Independent Living Units over 2A and 2B Maude Street, Belmont. The Assessment identifies the expected traffic generation and assesses the traffic impacts of this proposal on the local road network.

The assessment concludes that the traffic generated by the proposal will have acceptable impacts on the operation of the Pacific highway and Maude Street. The Assessment finds that the surrounding road network will not require any upgrade works as a result of the proposed development.

A revised Traffic Impact Assessment will be required for any future DA once the scale, design and site access arrangements are known. It is likely that further analysis of the impact of the proposal on the intersection of the Pacific Highway and Maude Street will be required, and possibly surrounding intersections too.

Pedestrians, cyclists and public transport also require further consideration. The need for, and provisions of, any infrastructure upgrades will be addressed before any development approvals are issued.

It is noted that Maude Street narrows from 20.115m wide to 10.06m wide just west of Lot 202, this includes the current location of the main vehicle entry to Belmont Sports Field. Notwithstanding, the site is well positioned in terms of dual access provided by Glover Street, enabling potential for the site to be designed independently of Maude Street. It is also noted that seniors housing developments tend to generate significantly less traffic than other types of residential development.

Consultation with staff from Council's Development Assessment and Certification and Traffic Engineering sections, confirmed that access issues and requirements can be resolved at the development application stage. A traffic impact assessment that specifically considers the proposed design and potential impacts to the local road network would need to be submitted with any seniors housing DA. It would also need to consider the access needs of pedestrians, cyclist and public transport, and determine if any works are required to cater for these modes of travel accessing the development.

Amenity and relationship to surrounding land

The existing 8.5m height limit, generally enables two storey development. The PP aims to increase this maximum to accommodate a three-storey building on the site. This height increase is considered visually appropriate and within the character of the future urban form of Belmont. Fronting Glover Street to the south of the subject site is the Belmont Community Child Care Centre and Senior Citizens Club. To the east are sporting fields and to the north on the opposite side of Maude Street are further playing fields and residential housing. To the west of the site is a mix of one and two storey residential developments, including units, that front Ernest Street and back onto the subject site.

The B2 Local Centre zone along the Pacific Highway to the West of the site has a maximum HOB of 16m which transitions to 13m on the adjoining B4 Mixed use Zone. R3 Medium Density Residential zones to the north-west and South of the site have a maximum HOB of 10m.

The proposed height of 10m on the subject site will enable a gradation of development intensity and heights from Belmont centre to the eastern periphery of Belmont. The lot size area allows for suitable setbacks, landscaped area and can facilitate a high-quality precinct design. Increasing the height limit provides more opportunity for the buildings to be placed and designed well. In this context, seniors housing can be designed to mitigate aesthetic impacts and provide an appropriate interface with Belmont Sports Field Master Plan. To mitigate the visual impact of development, any future development application will need to address the landscaping and visual impact requirements of the *Lake Macquarie Development Control Plan 2014* to ensure that the design achieves integration with surrounding land uses and built form.

Heritage

The site is not mapped as a Sensitive Aboriginal Landscape and no known Aboriginal or European heritage items are located on the site itself.

The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales sets out the following steps for Aboriginal heritage due diligence:

1. identify whether or not Aboriginal objects are, or are likely to be, present in an area
2. determine whether or not their activities are likely to harm Aboriginal objects (if present)
3. determine whether an Aboriginal Heritage Impact Permit (AHIP) application is required.

An Aboriginal Heritage Management System (AHIMS) search was conducted on 29 November 2019 and confirmed that one Aboriginal site or place has been recorded within a 200m vicinity of the subject site. Given that development is not yet proposed steps 2 and 3 will need to be addressed by the proponent lodging future development applications for the site. This would include Aboriginal Due Diligence investigations to determine the location of the AHIMS item and a determination whether the proposed development would be likely to harm the object/s. If development would be likely to harm an Aboriginal object, an AHIP would be required for development to proceed.

Noise

Consideration of the potential noise impact generated from Belmont Sports Field will be required as part of any future development application for seniors housing. Noise impacts can be mitigated through appropriate design, positioning and orientation of seniors housing. Thus, a Noise Impact Assessment will be required as part of any future DA.

3. Has the planning proposal adequately addressed any social and economic effects?

The former use as a registered club, which was reflected in the RE2 private recreation zone, has ceased. This is indicative of declining patronage and lack of financial viability. Under *LMLEP 2014*, uses permitted in the RE2 zone include registered club, motel, restaurant, amusement centre, child care centre and place of public worship. Such uses are also permissible in a range of other land use zones such as industrial, commercial, and mixed use. An additional permitted use is therefore unlikely to impact the provision and viability of these land uses in the local area. While the Proposal will enable the club to be replaced with seniors housing, the existing RE2 Private Recreation Zone will be retained. This will ensure that recreational and tourism land uses continue to be an option for development and use of the subject site.

There is a demand for increased housing diversity and seniors housing in the immediate area. Future development can be designed to interface with the Belmont Sport Field complex which is likely to increase patronage and guardianship of this space, making it more socially interactive and safe. A change of provisions to allow increased height and density of residential development will not be incompatible with the surrounding area.

Immediately adjoining sites are zoned a combination of medium density residential, mixed use and public recreation zones. The large size of this site, the buffering to other housing provided by the adjoining land uses and the road frontages, means that direct physical impacts from an increased height can be ameliorated through topography and through good design. The proposal is considered to be compatible with the amenity of the locality and will generate positive social impacts through landscape upgrades and provision of seniors living services for the community.

It is anticipated that the proposal will have a positive benefit on the local community in terms of financial and employment gains. Seniors housing residents typically require access to a greater number of in-home services than other members of the community. This would drive employment growth within services such as maintenance, cleaning and medical support.

Redevelopment of the site for housing will generate construction related employment and deliver multiplier effects in associated trade supply and real estate industries. An increase in population will provide local businesses with a greater potential client base and opportunities for increased revenue and employment generation.

Table 1 of Lake Macquarie Council's Social Impact Assessment Guidelines specifies seniors housing as a form of development which requires a Social Impact Assessment. The applicant of any future DA for seniors housing will be required to provide a social impact assessment at the DA stage.

SECTION D – STATE AND COMMONWEALTH INTERESTS

1. Is there adequate public infrastructure for the planning proposal?

The site is serviced by public transport bus links with a public bus stop located on Glover Street approximately 50m from the site. Route 41 and Route 43 provide Belmont to Charlestown bus services with stops at Glover Street immediately adjacent to the site. Route 14 (Swansea to Newcastle CBD) can be accessed from the Pacific Highway and provides a bus service through Charlestown to Newcastle CBD in the north. Route 48 directly services the site from Glover Street and provides a service through Charlestown to Warners Bay.

The site is currently serviced by water, electricity and communications. The Traffic Impact Assessment indicates that the Proposal will not significantly influence the existing levels of service and capacity of the local road network.

2. . What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Formal consultation has not occurred with any government agencies. Council will consult with government agencies as directed by the Gateway determination.

Part 4- Mapping



Map 1 – Locality



- Land Parcel
- Subject Land

Air Photo

2020 Aerial Photography

Nearmap Imagery 2020

0 100
Metres

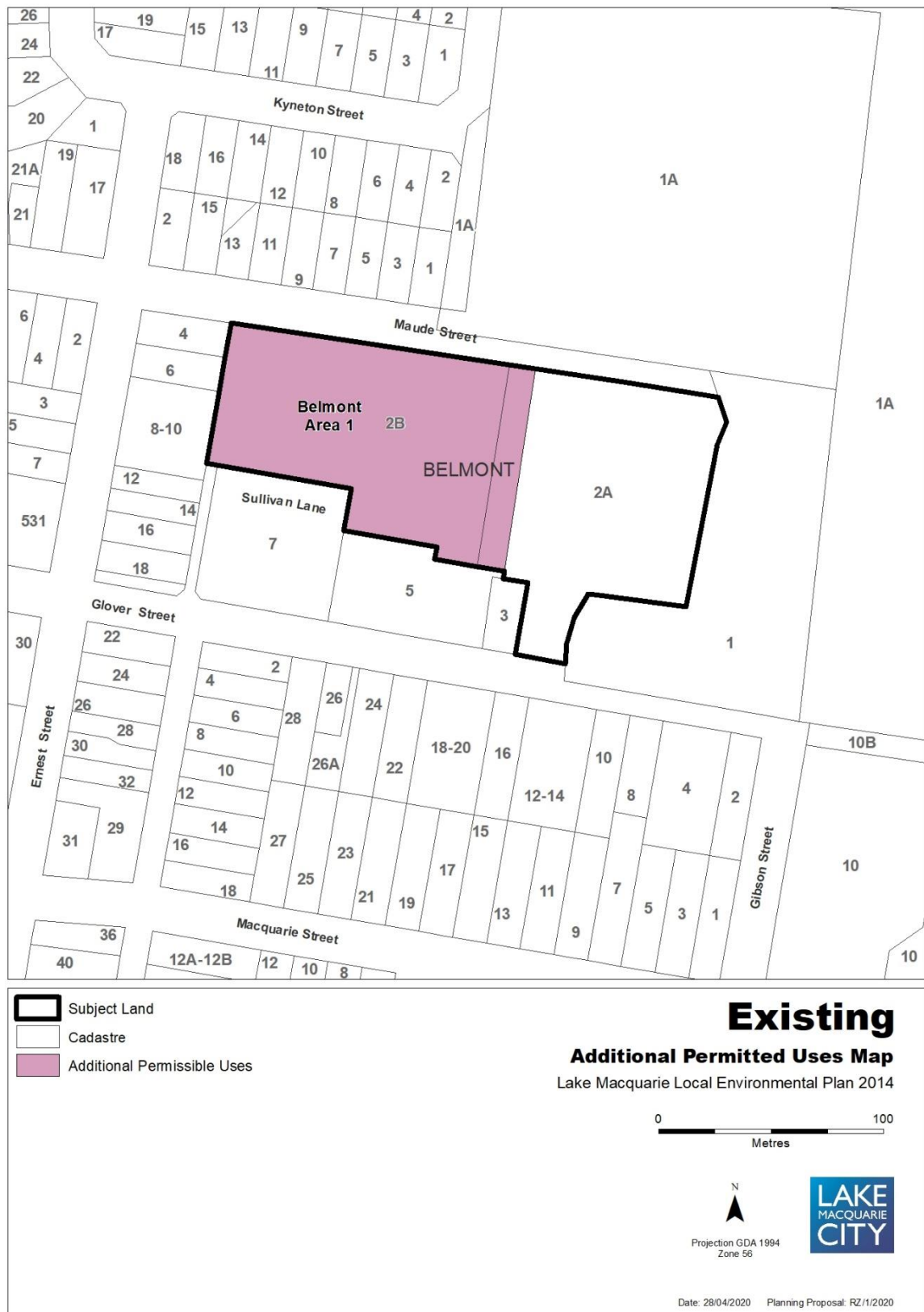
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Projection GDA 1994
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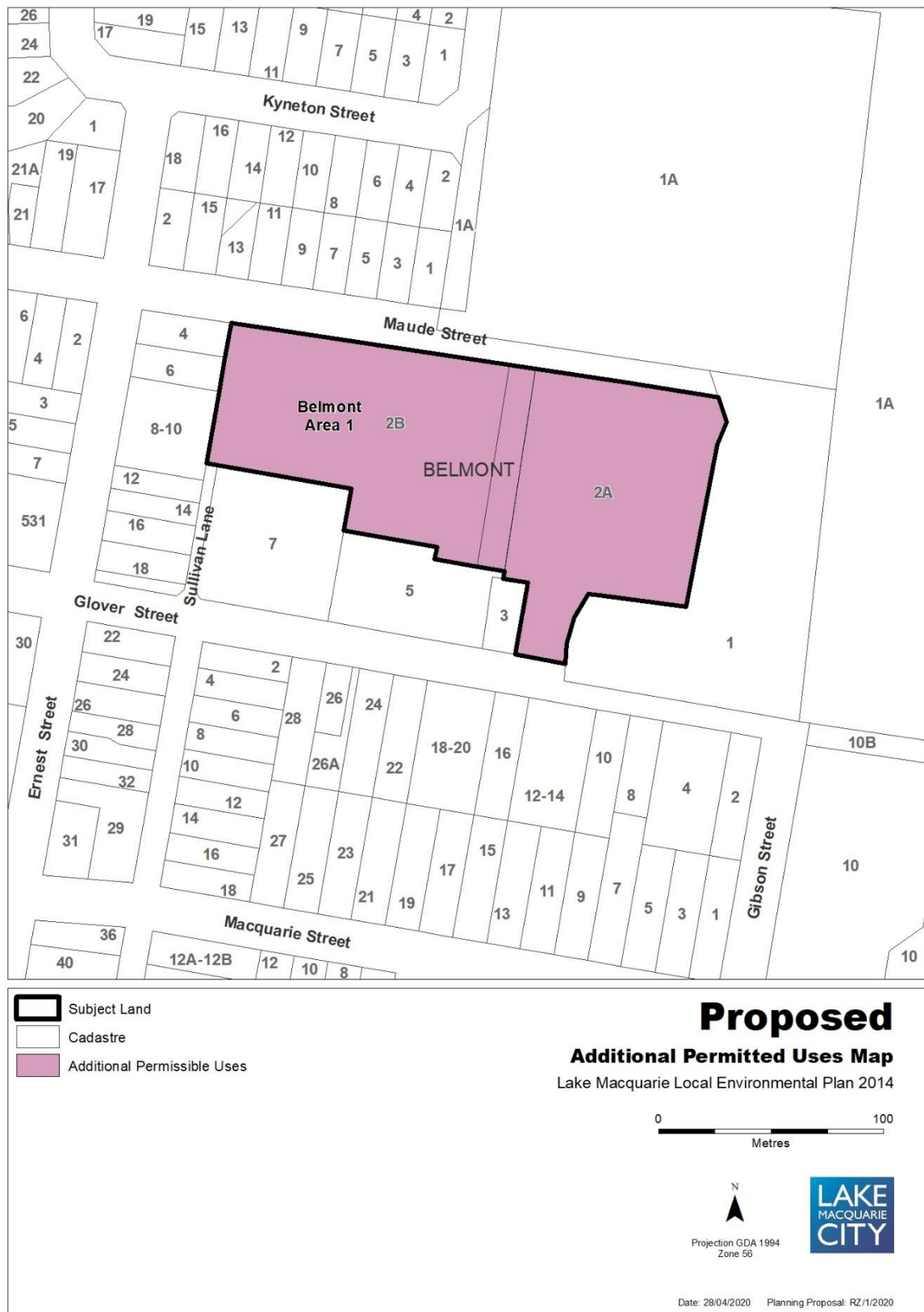
Date: 28/04/2020

Planning Proposal: RZ/1/2020

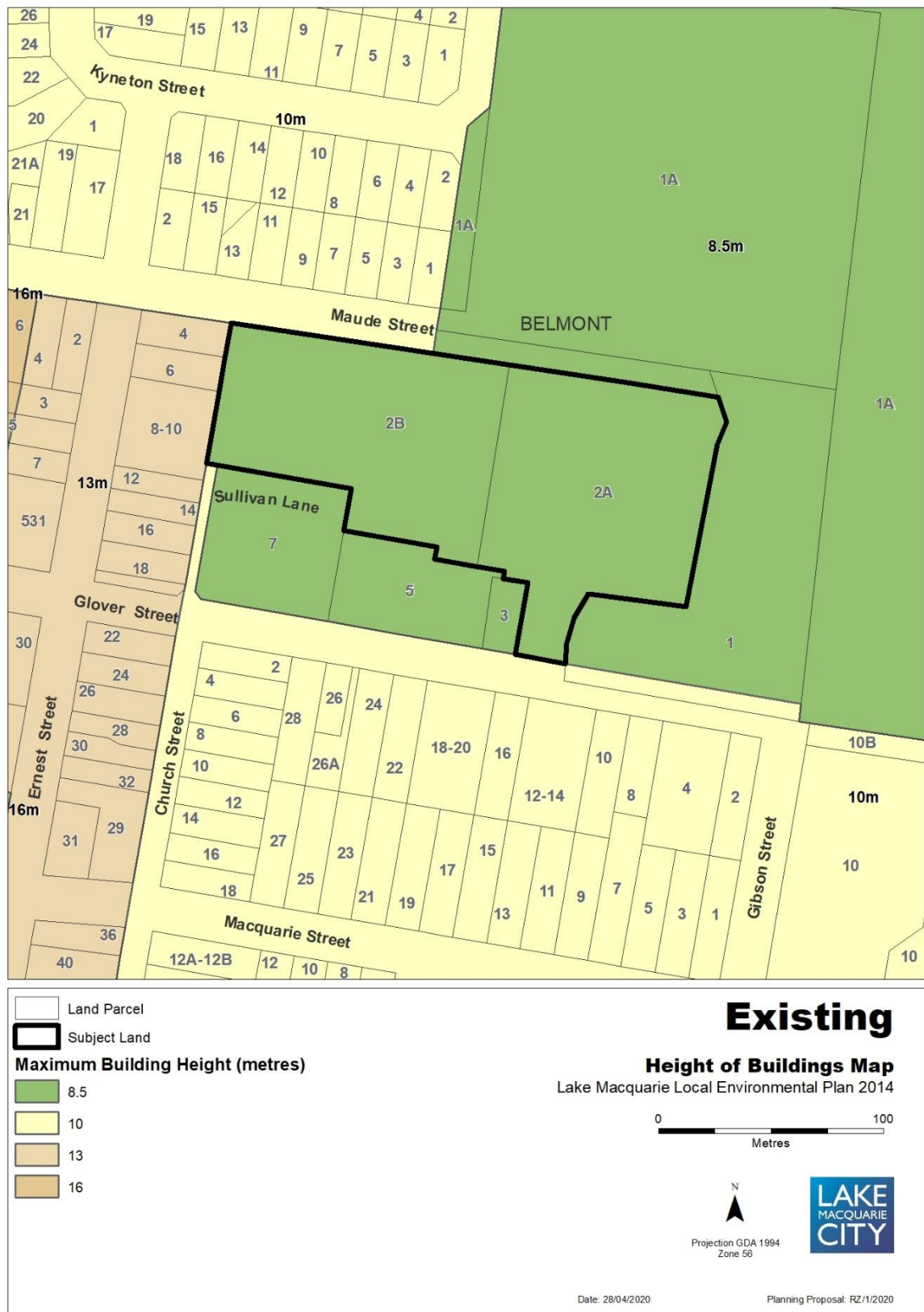
Map 2 – Aerial Photograph



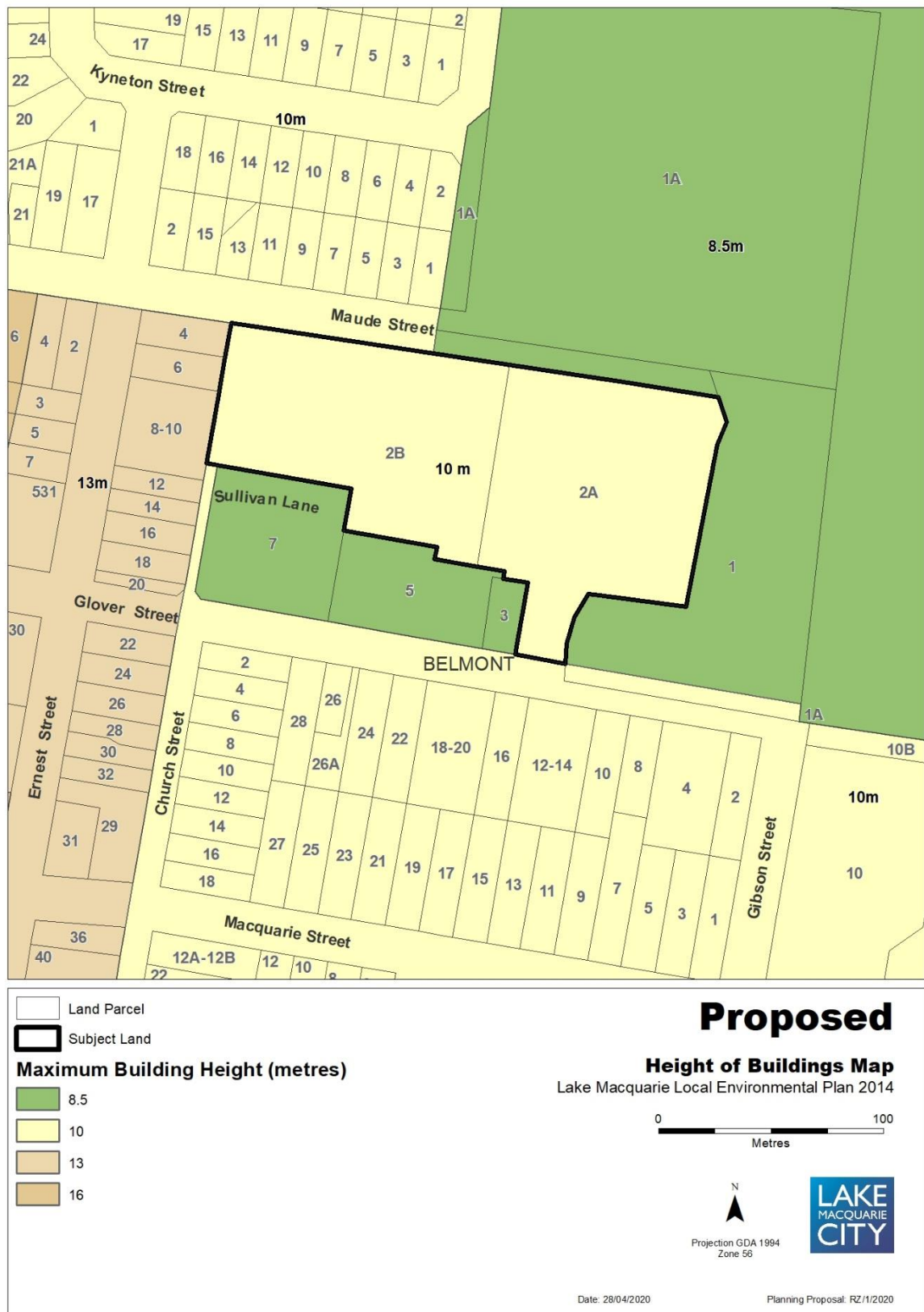
Map 3 – Existing Additional Permitted Use



Map 4 – Proposed Additional Permitted Use



Map 5 – Existing Height of Building



Map 6 – Proposed Height of Building

Part 5- Community consultation

The planning proposal will be exhibited in accordance with the Gateway determination. It is recommended that the planning proposal be exhibited for 28 days, and that the community is notified via local newspapers, Council website, and written notification to adjoining landowners.

Part 6- Project timeline

Action	Timeframe
Anticipated commencement date (date of Gateway determination)	August 2020
Anticipated timeframe for completion of required technical information	October 2020
Timeframe for government agency consultation (pre-exhibition)	21 days
Public exhibition (commencement and completion dates)	28 days
Date of Public hearing (if required)	Nil
Consideration of submissions	21 days
Timeframe for government agency consultation (post exhibition if required)	21 days
Post exhibition planning proposal consideration / preparation	28 days
Submission to Department to finalise LEP	May 2021
Date RPA will make Plan (if delegated)	June 2021
Date RPA will forward to the Department for notification (if not delegated)	June 2021