

<b>20DP018</b>	Planning Proposal - 2A and 2B Maude Street Belmont - Additional Permitted Use
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<b>Key focus area</b>	1. Unique landscape
<b>Objective</b>	1.3 New development and growth complements our unique character and sense of place
<b>File</b>	RZ/1/2020 - D09671760
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### ***Executive Summary***

This report presents a new Planning Proposal for the site known as 'Belmont Sporties Club' at 2A and 2B Maude Street, Belmont.

This proposal seeks to permit seniors housing at 2A Maude Street where the former Sporties Club building is located. Seniors housing is currently permitted at 2B Maude Street (the adjoining lot) where the bowling greens are located. The site is well situated for seniors housing. It is within walking distance of retail and commercial services, community services, recreational facilities, medical practices and public transport services.

This proposal also seeks to increase the building height from 8.5m to 10m over both lots to enable the development of a three-storey building on the site. The proposed height is in keeping with the character of the nearby R3 Medium Density Residential and B4 Mixed Use zones.

The purpose of this report is to seek a resolution of Council to support the Planning Proposal in Attachment 1 and forward it to the Department of Planning, Industry and Environment for a Gateway determination.

### ***Recommendation***

Council:

- A. requests a Gateway Determination from the Department of Planning, Industry and Environment, pursuant to the *Environmental Planning and Assessment Act 1979*, in relation to the Planning Proposal in Attachment 1,
- B. requests the use of delegations in respect of the Minister for Planning, Industry and Environment's plan making function under the *Environmental Planning and Assessment Act 1979* for the Planning Proposal, and
- C. places the Planning Proposal on exhibition, subject to the outcome of the Gateway Determination.

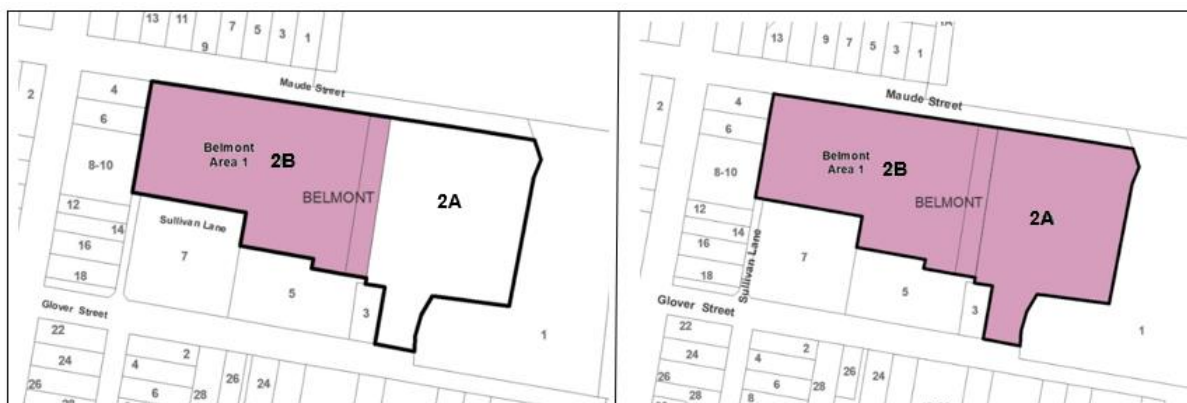
## Discussion

The subject land is zoned RE2 Private Recreation and is located 200m to the east of Belmont Economic Centre. To the east of the site is the Belmont Sports Field precinct and to the north-west and south of the site is land zoned R3 Medium Density Residential. This proposal will maintain the RE2 Private Recreation zoning so development for recreation purposes will continue to be an option on the site.

A subdivision of the former Belmont Sporties site in 2019 produced two independent lots with different land owners - 2A Maude Street and 2B Maude Street. The land owner of 2A Maude Street has initiated this Local Environmental Plan (LEP) amendment request. The site of 2A Maude Street is approximately 9800m<sup>2</sup> and contains the two-storey former Belmont Sporties Club building, associated car parking and an access handle at the rear of the site. The site of 2B Maude Street is approximately 9300m<sup>2</sup> and contains the former bowling greens and car parking.

An LEP amendment in 2013 established the 'Belmont Area 1' Additional Permitted Use (APU) over 2B Maude Street to enable development of 'seniors housing' on the lot containing the bowling greens. The intention was to retain the Belmont Sporties Club building for recreation, hence the application of the APU only to a portion of the Sporties site. The Belmont Sporties Club was placed in voluntary administration in February 2018. Since then a number of small business ventures have leased a portion of the club premises, however the site is largely underutilised and is no longer used for recreational purposes.

Firstly, this Planning Proposal would add a second lot to Belmont Area 1, for the Additional Permitted Use of 'seniors housing' (refer to Figure 1). Secondly, the proposal would increase the maximum height from 8.5m to 10m for both lots, being 2A and 2B Maude Street, Belmont. This height is consistent with the adjoining R3 Medium Density Residential zone which has a maximum building height of 10m.



**Figure 1- Existing (left) and proposed (right) Belmont Area 1 Additional Permitted Use for seniors housing.**

## Assessment of options

Extending Belmont Area 1 is the preferred option as it is likely to generate the greatest net community benefit given the high demand for seniors housing in the Local Government Area (LGA). Increasing the height limit will enable a higher density development and provides more opportunity for the buildings to be placed and designed well. This option also retains the option for recreational uses into the future.

Alternatively, the subject site could be rezoned to a residential, local centre or mixed use zone to permit seniors housing with development consent. However, these zones also permit land uses other than seniors housing, such as medium to high density residential

development and there is sufficient land zoned for these purposes in the LGA. Maintaining the RE2 Private Recreation zone will ensure the site is developed for seniors housing, tourism or recreation purposes.

### ***Community engagement and internal consultation***

Internal consultation has occurred with Council's Rezoning Advisory Panel, which includes Council staff from Integrated Planning, Asset Management, Environmental Systems, Development Assessment and Certification (DAC) and Property and Business Development.

DAC provided advice regarding sensitive land use provisions that are appropriate to address at the development assessment stage.

Council's Recreation Land Planners advised consideration would need to be given to the Belmont Sports Field Master Plan which was adopted by Council in 2017. Currently, the main access point to the site from Maude Street is shared with Belmont Sports Field. Further discussion with DAC and Asset Management determined access arrangements can be resolved at the development application stage. DAC also advised visual and social impacts can be addressed at the development application stage. It is noted Glover Street provides an alternative option for access from the south and the large lot size enables sufficient setbacks and landscaping to provide a suitable interface with Belmont Sports Field Master Plan.

Community consultation will occur following the Gateway determination. Consultation with relevant government agencies will occur as directed by the Gateway determination.

### ***Key considerations***

<b>Economic impacts</b>	The proposal facilitates the orderly and economic use of land that is well located, close to services and facilities and the nearby economic centre of Belmont.
<b>Environment</b>	The proposal facilitates infill development on a disturbed site. A phase 1 contamination assessment will be required from the applicant to ensure the site is suitable for the intended residential use.
<b>Community</b>	The proposal adds to the mix of housing types in the area, facilitating additional seniors housing supply located close to an existing centre. It also facilitates development that reduces car dependence, and provides seniors with access to a network of health services, open space and recreation facilities and community connections.
<b>Civic leadership</b>	None.
<b>Financial</b>	The costs associated with this rezoning, including staff time and exhibition costs, are being covered by the applicant as per Council's rezoning fees, listed in Council's fees and charges.
<b>Infrastructure</b>	A traffic study (Attachment 2) was prepared as part of this request which concluded the surrounding road network has the capacity to support the proposal for seniors housing on the site. The site is adequately serviced by public transport. The site is currently serviced by water, electricity and communications. Further augmentation of services can be determined at the development application stage.

<b>Risk and insurance</b>	The risks associated with preparing a planning proposal are being minimised by following the process outlined in the <i>Environmental Planning and Assessment Act 1979</i> , the <i>Environmental Planning &amp; Assessment Regulation 2000</i> , and Council's Local Environmental Plan Amendment Procedure.
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### ***Legislative and policy considerations***

*Lake Macquarie Local Environmental Plan 2014*

### ***Attachments***

1. Planning Proposal - 2A and 2B Maude Street, Belmont D09686216
2. Traffic Impact Assessment - 2A Maude Street, Belmont D09603985