



STEVENS CONSTRUCTIONS
REQUEST FOR REZONING (AND 'PLANNING PROPOSAL')
BELMONT SPORTSMAN'S CLUB
(LOT 20 DP 1046905, MAUDE STREET, BELMONT)

SEPTEMBER 12, 2011

THE **DESIGN** PARTNERSHIP



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ATTACHMENT 8 – Correspondence from Hunter Water Corporation

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1. INTRODUCTION

The Design Partnership has been engaged to prepare a Rezoning Report (and accompanying 'Planning Proposal') in order to support an application for rezoning of the subject land from its current split zoning (part zoned 6(2) – 'Tourism & Recreation Zone' and part zoned 6(1) – 'Open Space Zone') to a zoning that would permit for the suitable development of seniors housing on the land.

This Rezoning Report provides details about the site and the proposed rezoning as well providing appropriate details to assist in Council's assessment of the matter. A concept development plan is also included to provide details as to the likely future development of the land. In addition, this report provides a draft 'Planning Proposal' (included as Attachment 1 and also provided as an MSWord file) for Council staff to use as a basis for the required report to the 'Planning Gateway' system administered by the Department of Planning & Infrastructure.

1.1. OVERVIEW OF PROPOSED REZONING

This proposal aims to rezone part of Lot 20 DP 1046905, Maude Street Belmont (known as the '*Belmont Sportsmans Club*') from its current zoning (part zoned 6(2) – '*Tourism & Recreation Zone*' and part zoned 6(1) – '*Open Space Zone*') under the provisions of the *Lake Macquarie Local Environmental Plan 2004* to a zone suitable for development for the purposes of seniors housing.

This would involve rezoning the western portion of the site to either:

- Zone **2(2) Residential (Urban Living)** under the provisions of the *Lake Macquarie Local Environmental Plan 2004*; or
- **R3 – 'Medium Density Residential'** zone in accordance with the Standard Instrument Local Environmental Plan.

The eventual zoning chosen will depend upon the status and progress of the Lake Macquarie Comprehensive Local Environmental Plan Amendment.

It is the intention of the zoning proposal to retain the current zoning for the eastern portion of the site, containing the existing club building and carparking for the club.

1.2. BACKGROUND

During 2010, concept drawings were prepared for the development of part of the subject land for the purposes of providing self contained residential accommodation for aged and/or disabled persons in accordance with the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

Broadly, the development concept involved:

- The erection of housing for seniors or people with a disability (in accordance with the SEPP) in three (3) separate buildings to height of 2 storeys;
- The development will involve the creation of 42 residential dwellings, being:
- 10 X 1 bedroom units; and
- 32 X 2 bedroom units.
- The provision of 35 parking spaces (including spaces specifically reserved for disabled persons); and

Associated storage areas, hardstand and visitor parking areas, landscaping and the like.

The development concept aimed to utilise land which is currently occupied by the lawn bowling greens associated with the club, as well as generally poorly managed lands left as hard stand for a variety of mixed uses (including informal overflow parking areas, storage for rubbish bins and other facilities and used as a 'short cut' between residential streets).

The proposed development aims to make appropriate use of land which is currently under-utilised, for the purposes of seniors housing which is in high demand in the locality. In addition, the proposed development was designed to be consistent with the amenity of the locality, and is appropriately located within close proximity to the full range of services offered by the Belmont Central Business District (less than 400 metres away).

A copy of the concept plan is included in **Section 3.4** of this report and **Attachment 4**.

In order to progress towards the development of the site for seniors housing, it was necessary that the lodgement of a formal development application with Council was to be proceeded by either:

- The receipt of a 'Site Compatibility Certificate' from the NSW Department of Planning & Infrastructure; or
- The rezoning of the site.

Initially it appeared as though the lodgement of an application for a Site Compatibility Certificate would be the most appropriate mechanism to progress the development of the land. This was reiterated by Council staff (please find included as **Attachment 2** a letter from Council staff indicating their support for the project and the Site Compatibility process). However, it must be noted that Council staff did have some reservations in relation to the particularly technical wording of the SEPP as it related to the zoning and use of lands adjoining/adjacent to the site.

In June 2011 a formal application for Site Compatibility Certificate was made to the Newcastle Regional Office of the Department of Planning & Infrastructure. However, in the proceeding weeks it has become clear that as a result of the technical wording of the Seniors Housing SEPP, and the nature of surrounding zoning/land use, the Department of Planning & Infrastructure are unable to issue a Site Compatibility Certificate for the site.

1.3. CONSULTATION WITH COUNCIL AND THE DEPARTMENT OF PLANNING & INFRASTRUCTURE

Over the past few weeks a range of consultations and discussions have been held with both senior staff from Lake Macquarie City Council and the Newcastle Regional Office of the Department of Planning & Infrastructure.

This includes:

- The submission of preliminary plans and background information to Lake Macquarie City Council for comment on February 24, 2011;
- Information discussions via telephone in the weeks that followed;
- A 'Pre-DA Meeting' to discuss the proposal was held on March 3, 2011;
- Discussions and email correspondence with Council's Manager, Integrated Planning during early June, 2011.
- Various discussions with staff from the Department of Planning & Infrastructure following lodgement of the application for Site Compatibility Certificate;
- A formal meeting with Council staff in August to discuss the process and timeframe for rezoning

- A meeting was held between flooding consultant engineers and Lake Macquarie's development engineer (Mr Greg Field) to determine flooding impacts and requirements.

It is apparent that the merits of the proposed development are evident to all involved (please find included as **Attachment 2** a letter from Council staff indicating their support for the development of the site as indicated in the concept plans). Whilst the issuing of a Site Compatibility Certificate cannot be undertaken for technical reasons, both the Council and Department staff have encouraged the lodgement of a request for rezoning.

Following Discussions with senior staff from Lake Macquarie City Council and the Newcastle Regional office of the Department of Planning & Infrastructure, it became clear that progressing to a rezoning was the most appropriate step in the redevelopment of the site.

1.4. SCOPE AND STRUCTURE OF THIS REPORT

This report provides details about the site and the proposed rezoning, and makes an assessment of the proposed development pursuant to the relevant heads of consideration under Section 79C of the EP&A Act.

The remainder of the report is structured as follows:

- Section 2** – Site Description;
- Section 3** – Proposed Rezoning;
- Section 4** – Strategic Background;
- Section 5** – Local Planning Considerations & Environmental Impacts;
- Section 6** – Section 117 Directions; and
- Section 7** - Conclusions.

1.5. SUPPORTING DOCUMENTS

In addition to this Rezoning Report, a number of documents are also included in support of the rezoning of the site:

This includes:

- Draft Planning Proposal (**Attachment 1**)
- Letter from Lake Macquarie City Council's Manager, Integrated Development (**Attachment 2**)
- Population Details for the Newcastle Region (**Attachment 3**)
- Concept Development Plans (**Attachment 4**)
- Preliminary Flooding Report (**Attachment 5**)
- Traffic Impact Assessment (**Attachment 6**)
- Correspondence from NSW Mine Subsidence Board (**Attachment 7**)
- Correspondence from Hunter Water Corporation (**Attachment 8**)
- Visual Impact Assessment (**Attachment 9**)

2. SITE DESCRIPTION

2.1. REGIONAL CONTEXT

The subject land lies at Belmont, approximately 15 kilometres south-west of the Regional City of Newcastle on the eastern side of Lake Macquarie.

The land lies approximately 160 metres east of the Pacific Highway, which is the main arterial traffic route, traversing in a north-south orientation through the suburb, connecting Belmont to the southern Newcastle suburbs (to the north) and the Central Coast/Sydney (to the south).

The Pacific Highway in this locality forms that primary business centre of the locality, around which the commercial and retail services of the area are located (including supermarkets, specialty stores, professional and medical services).

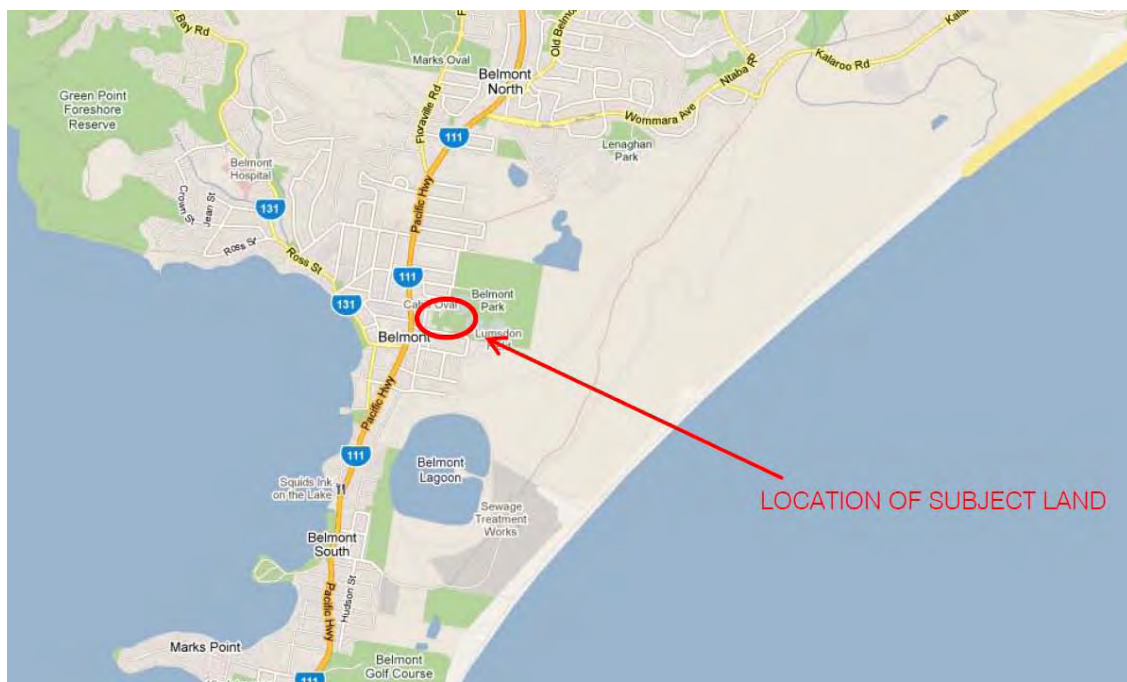


Figure 1: Regional Context Plan

2.2. SUBJECT LAND

The subject land is situated on the southern side of Maude Street, Belmont and is formally identified as Lot 20 DP 1046905.

The subject lot has an area of approximately 1.9 hectares and is developed for the purposes of the 'Belmont Sportsmans Club' - including the existing club building, carparking as well as three (3) existing bowling greens. In addition, there are a range of outbuildings and other structures, as well as informal parking and outdoor storage area



Figure 2: Subject Land



Figure 3: Subject Land

2.3. SURROUNDING DEVELOPMENT

To the north-east, and east, the subject land is immediately adjoined by 'Belmont Park' which is open space/recreation facilities including cricket pitches, netball courts and associated facilities (incorporating fields known as Cahill Oval, Miller Oval and Lumsdon Oval). Beyond Belmont Park lies vegetation open space areas/wetlands.

To the north, south and west lies the existing urban development of Belmont, incorporating:

- Residential development to the north (along Maude Street) primarily incorporating single storey detached residential dwellings with associated outbuildings and infrastructure.
- Residential Development to the west along Ernest Street, incorporating primarily single storey detached residential buildings, although medium density residential developments have recently been constructed in this vicinity (including land immediately adjoining the western boundary of the subject land)
- The land to the immediate south of the subject land is utilised for the purposes of community buildings (including a community hall and child care centre fronting Glover Street) with residential development beyond (to to the south of Glover Street). This residential development includes a mix of older style single dwellings and medium density unit developments, indicating the emerging nature of the locality and the likely future development of the area with close proximity to the Belmont commercial precinct (approximately 200 metres to the west).



Figure 4: The location of the subject land within it's wider context

2.4. EXISTING ZONING

The subject land has a split zoning under the provisions of the *Lake Macquarie Local Environmental Plan, 2004* (LEP).

- The majority of the land has a zoning of **Zone 6(2) – 'Tourism & Recreation Zone'**, and
- A small portion of the land has a zoning of **Zone 6(1) - 'Open Space Zone'**.

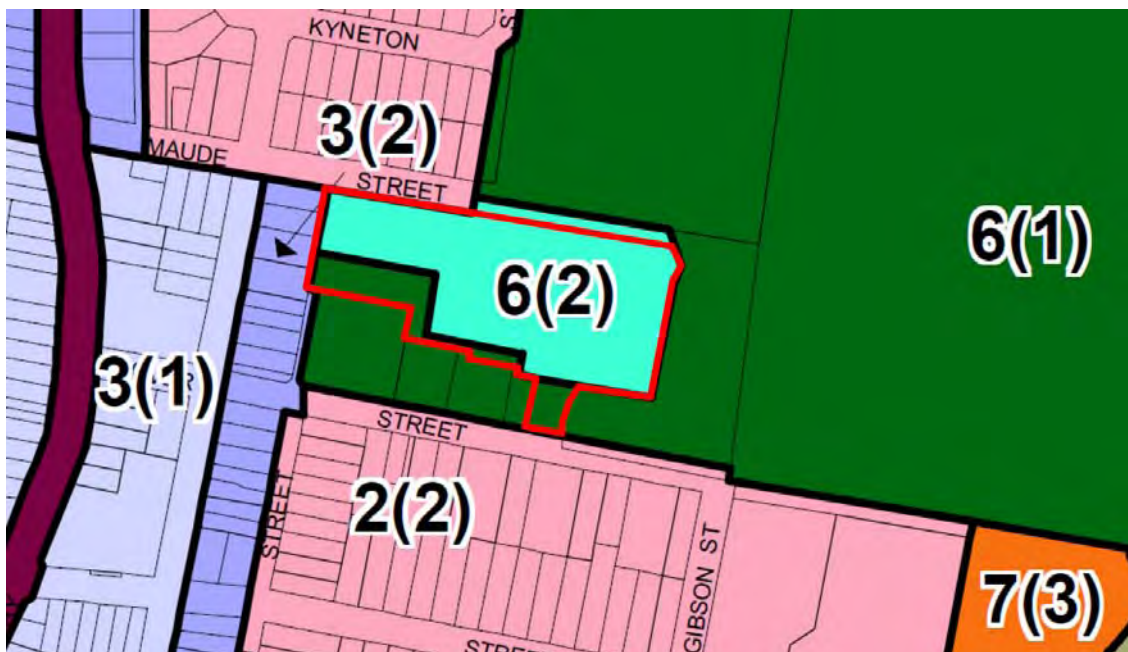


Figure 5: Zoning extract (Source: Lake Macquarie City Council)

2.4.1. ZONE OBJECTIVES: 6(2) – ‘TOURISM & RECREATION ZONE’

The objectives of the zone, as set out in the LEP, are:

- ‘(a) provide land primarily for commercial recreation and tourist uses, and*
- (b) encourage good quality design within the zone, and*
- (c) provide land for good quality tourist development, and*
- (d) provide land for function and entertainment centres, and*
- (e) encourage tourism development that is sensitively designed to complement its location and minimise any adverse impacts on the environment, and*
- (f) provide for sustainable water cycle management.’*

2.4.2. ZONE OBJECTIVES: 6(1) - ‘OPEN SPACE ZONE’

The objectives of the 6(1) – ‘Open Space Zone’ are to:

- ‘(a) provide community owned land or land intended to be owned by the community (shown with crosshatching on the map) that is suitable for the passive and active recreation needs of the community, and*
- (b) provide for a variety of facilities necessary to support use of this land including barbeque facilities, toilet facilities, sports administration and changing rooms, clubhouses, cycle ways, seating, lighting and the like, and*
- (c) facilitate preservation of the environmental qualities of land identified in this plan for public ownership, and*
- (d) provide for the use of public land leased from the Council where community benefit can be established and the use of the land is appropriate for its location, and*
- (e) provide for sustainable water cycle management.’*

2.5. SURROUNDING ZONES

The surrounding land zoning, as set out within the *Lake Macquarie Local Environmental Plan, 2004*, reflects the future character of the area. Refer to **Figure 5** (previous page) which indicates the zones of land immediately adjoining the subject land.

The areas along the Pacific Highway (160 metres to the west of the subject land) are zoned *3(1) – ‘Urban Centre (Core)’* which reflects the desired emerging character of this area as an emerging retail/commercial and business centre. Surrounding land use zones are therefore set out to promote appropriate development within proximity to this emerging urban core.

The adjoining residential land to the north and south of the subject site (ie north of Maude Street and on the southern side of Glover Street) have a current zoning of *2(2) – ‘Residential (Urban Living)’*. This zone aims to provide for medium and high density living and generally focussed development around key commercial/retail

centres (in this case, the Pacific Highway). Recent medium density residential developments to the south reflect the emerging character of the area.

To the immediate west lies land within the 3(2) *'Urban Centre (Support) Zone'*. This zoning aims to provide development types to support key urban centres.

2.6. EMERGING LEP

Lake Macquarie City Council are currently preparing their draft comprehensive Local Environmental Plan (in accordance with the Standard LEP Instrument).

Council staff have advised that there are currently negotiations underway between Council and the Department of Planning Infrastructure in relation to required amendments prior to the exhibition period commencing. It is anticipated that the LEP will go on formal public exhibition sometime in late 2011 or early 2012.

3. PROPOSED REZONING

3.1. INTENTIONS OF REZONING

It is the intention of the rezoning to alter the current zone of the land to permit for the development of housing under the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

After exhausting the options for establishing the development through the Site Compatibility Certificate process, both Council and the Department of Planning & Infrastructure have recommended progressing to a rezoning as a mechanism to facilitate the development of the site.

3.2. PREFERRED ZONE

The proposal aims to rezone the majority of the subject land from its current split zoning to:

- Retain the current zoning for the eastern portion of the site, containing the existing club building and carparking for the club; and
- Alter the zoning of the western portion of the site to zone **2(2) Residential (Urban Living)** under the provisions of the *Lake Macquarie Local Environmental Plan 2004*.

This would result in the land obtaining a zoning which is consistent with adjoining land to the immediate north and east of the subject land

The objectives of the 2(2) Residential (Urban Living) zone are:

'The objectives of this zone are to:

(a) provide for medium and high density housing, and

(b) encourage development of good quality design within the zone, and

(c) provide an environment where people can live and work in home businesses and professional services whilst maintaining the residential amenity of the surrounding area, and

(d) provide residents with good access to a range of urban services and facilities, and

(e) encourage amalgamation of existing lots to facilitate well designed medium and high density development, and

(f) provide for sustainable water cycle management.'

The proposed zoning is shown in **Figure 6** (following page)

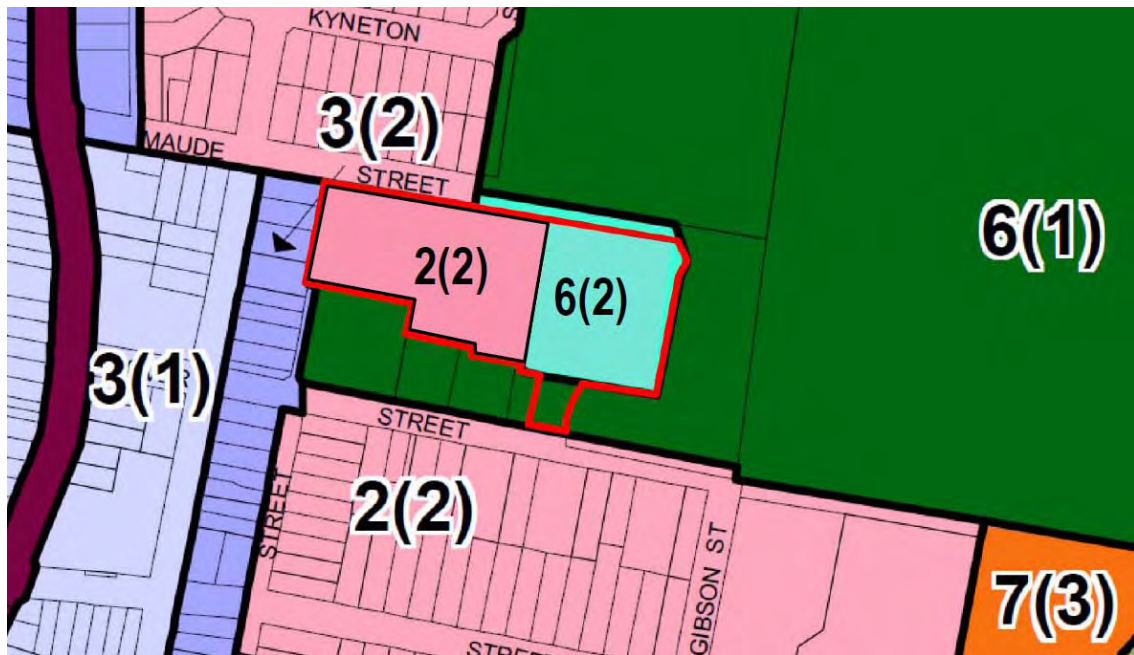


Figure 6: The proposed amended zoning of the subject land.

3.3. ALTERNATIVE ZONE UNDER THE STANDARD TEMPLATE

Given that Lake Macquarie City Council are currently progressing the Comprehensive Local Environmental Plan, the emerging status of the Comprehensive LEP and the time of gazettal of any proposed rezoning will determine the precise nature of the eventual zoning provisions.

As such, should the proposed rezoning not be gazetted until after the adoption of the Comprehensive LEP, then a zoning consistent with the Standard Template will be required.

It is anticipated that this zoning would be the **R3 – 'Medium Density Residential'** zone in accordance with the Standard Instrument Local Environmental Plan.

The eventual zoning chosen will depend upon the status and progress of the Lake Macquarie Comprehensive Local Environmental Plan Amendment.

3.4. CONCEPT DEVELOPMENT

A concept development scheme has been developed for the subject land and is included as **Attachment 4**

Broadly, the development concept involved:

- The erection of housing for seniors or people with a disability (in accordance with the SEPP) in three (3) separate buildings to height of 2 storeys;
- The development will involve the creation of 42 residential dwellings, being:
- 10 X 1 bedroom units;
- 32 X 2 bedroom units; and
- The provision of 35 parking spaces (including spaces specifically reserved for disabled persons).



Figure 7: Concept development of the western portion of the subject land. Please see **Attachment 4** for further details

4. STRATEGIC BACKGROUND

4.1. NSW STATE PLAN

The *NSW State Plan* defines the overarching goals and outcomes needed to shape policy over the next ten years. It sets clear priorities for Government action, with targets for improving decision-making and resource allocation.

Two key priorities relating to land supply and dwelling potential are contained within State Plan Priority E5 - 'Jobs Closer to Home' and State Plan Priority E6 - 'Housing Affordability'.

- **State Plan priority E5 - 'Jobs Closer to Home'** aims to increase the percentage of the population living within 30 minutes by public transport of a city or major centre.
- **State Plan Priority E6 - 'Housing Affordability'** aims to ensure a supply of land and a mix of housing that meets that demand. Priority E6 includes the following targets:
 - o 640,000 new dwellings over the next 25 years to 2031- of which 445,000 will be in existing urban areas and the remaining 195,000 in greenfield locations.
 - o Achieve 55,000 zoned and serviced lots ready for development by 2009.

The State Plan forms the basis for the future development of the State, and sets the framework in which the rezoning and release of residential land is undertaken.

4.2. NSW POPULATION PROJECTIONS & THE AGEING POPULATION

The New South Wales State and Regional Population Projections, 2006-2036 (2008 release) provides details on projected population trends across NSW.

Across the State the population aged 65-84 years is expected to increase from 809,000 in 2006 to 1,593,000 in 2036 (a 97% increase). The higher annual growth over the next 30 years compared to recent decades is due to the baby boomers reaching age 65.

Over the same period, the population aged 85 and over is projected to grow from 111,000 in 2006 to 353,000 in 2036 (a 217% increase).

4.3. THE LOWER HUNTER REGION AND HOUSING FOR SENIORS

Within the Newcastle Region (including the LGAs of Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens) the percentage of the population aged 65 and over is expected to rise from 15.2% in 2006 to 25.4% in 2036. The aging of the population in the Newcastle Statistical Region (including Lake Macquarie) is set out graphically in *Figure 8*.

Included as *Attachment 3* are the specific population details for the Newcastle Region. This includes the Lake Macquarie Local Government Area.

The rate of ageing populations will continue to create demand for seniors housing over the coming decades, as set out within the *Lower Hunter Regional Strategy*.

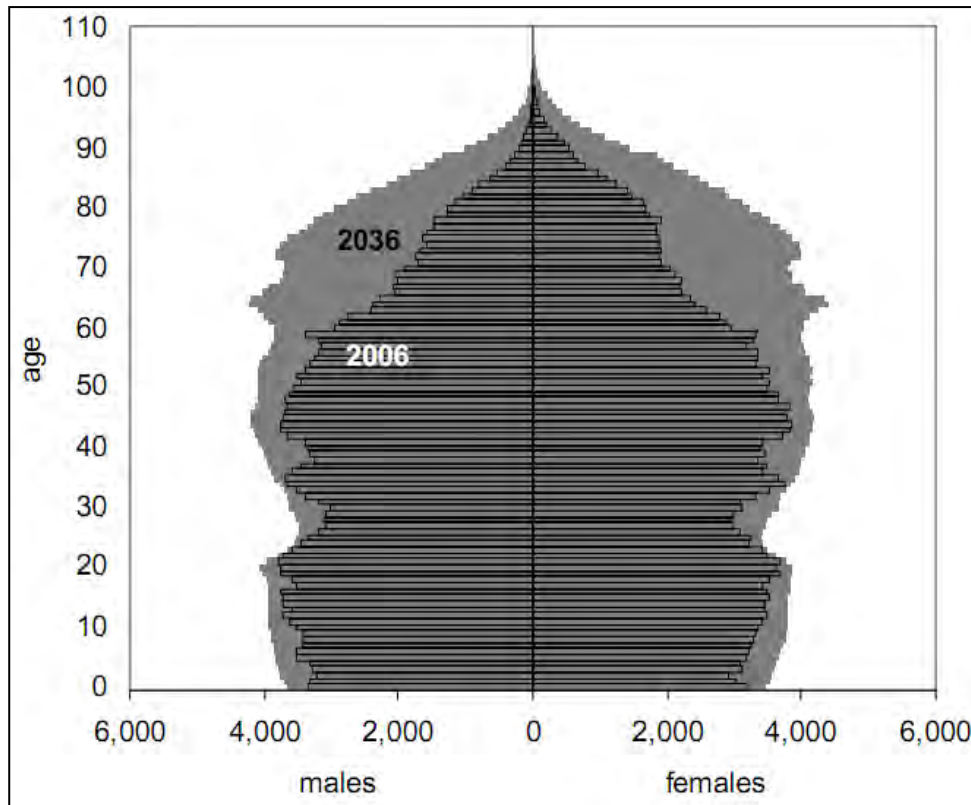


Figure 8: Age projection for Newcastle Region 2006 and 2036 (Source: NSW Department of Planning New South Wales State and Regional Population Projections, 2006-2036, 2008 release)

4.4. LOWER HUNTER REGIONAL STRATEGY

The *Lower Hunter Regional Strategy* was adopted in October 2006, providing a 25 year land use strategy for the region for the period between 2006 and 2031.

The Strategy will guide local planning in the five local government areas of Newcastle, Lake Macquarie, Port Stephens, Maitland and Cessnock, and inform decisions on service and infrastructure delivery. The Strategy provides a projection of dwelling capacity for each of the local government areas in the Lower Hunter region.

The Regional Strategy sets out that the Lake Macquarie Local Government Area will cater for 36,000 new dwellings over the life of the plan.



4.4.1. BELMONT UNDER THE REGIONAL STRATEGY

Belmont is defined under the Regional Strategy as a 'Town Centre'. In accordance with the Strategy, town centres are set out to provide:

'Shopping and business centre for the district, including health and professional services mixed with medium and higher density residential.'



Figure 9: Extract from the Lower Hunter Regional Strategy indicating that Belmont is identified as a 'town' within the centres hierarchy. (Source: Lower Hunter Regional Strategy, Department of Planning)

4.4.2. THE AGEING POPULATION & SENIORS HOUSING UNDER THE LOWER HUNTER REGIONAL STRATEGY

The ageing population is noted within 'Regional Challenges' facing the Region. In this respect, the Strategy states that:

'The Lower Hunter is characterized by a population which is older than, and continuing to age at a rate faster than, the NSW average.'

And that:

'... projections suggest that a much greater proportion of the population will be aged 65 and over in the future. This has implications for the Region's social diversity and future infrastructure and servicing needs...'

Housing for the ageing population is specifically given consideration within the Strategy:

'... the ageing of the population will also require a different approach to the provision of housing as smaller and easier to maintain dwellings will be necessary.'

4.4.3. HOUSING FORM

The Strategy places a firm focus on providing a more compact urban form with an emphasis on providing development within proximity to existing urban centres. In this respect, the Strategy states that there are needs to be *'greater opportunities for housing to be provided within the existing urban areas.'*

The Strategy goes on to state that such development will be accommodation by ensuring that new dwellings are encouraged ‘...in and adjoining the Region’s centres’ as well as ‘through general urban infill, on existing zoned but undeveloped land and land within proximity to centres.’

In keeping with this more urban-centred approach to development, the Strategy states that:

‘Council’s will plan for a range of housing types of appropriate densities, location and suitability that are capable of adapting and responding the ageing of the population’

4.5. LAKE MACQUARIE LIFESTYLE 2020 STRATEGY

Lake Macquarie City Council have adopted a ‘Lifestyle 2020 Strategy’ which provides strategic direction for policy and establishes the key elements of importance for the LGA.

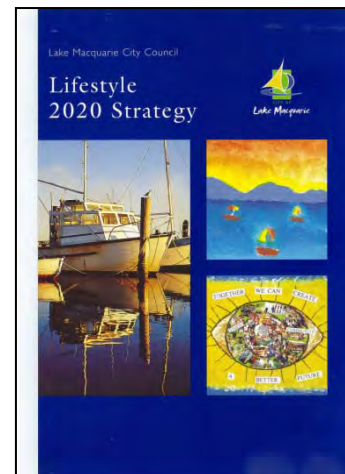
Part 2 (Clause 12, 13 and 14) of the *Lake Macquarie Local Environmental Plan, 2004* specifically adopts the Vision, Value and Aims of the Lifestyle 2020 Strategy.

There are a number of strategic directions and aims of the *Lifestyle 2020 Strategy* which are relevant to the proposed development.

These include:

- Part of the Strategic Direction set out within the Lifestyle 2020 Strategy includes provision for a ‘well serviced and equitable city’ which, in part, aims to provide ‘more efficient use of land and infrastructure’ through ‘accommodating the City’s projected population growth, where feasible, within centres and established areas’
- Maintaining ‘social diversity’ across the region, including ‘providing a mixture of lot sizes and housing types that allow residents to meet their housing needs at different stages of their lifecycle’ and ‘encouraging opportunities for housing that meets special needs, such as older people or people with physical or psychological disabilities’
- The Strategy aims to provide an adequate supply of housing, particularly through encouraging housing in location that support centres and provide access to public transport. Specifically, the Strategy aims to encourage ‘mixed use development that incorporates housing within a 5 and 10 minute walk of centres and public transport nodes or stops’
- The Strategy aims to maintain and enhance the character and amenity of existing areas by providing development that is compatible and integrated with existing surrounding development.

Encouraging ‘an easily accessible city’ by reducing reliance on private vehicles by ensuring appropriate access to public transport



4.5.1. URBAN STRUCTURE MAP

The 2020 Strategy includes an ‘Urban Structure Map’ which specifically highlights Belmont as a ‘Town Centre’. With particular regard to housing for seniors, the Strategy encourages that:

- *‘Medium density housing, in the form of retirement homes, town houses, small lot housing.... amongst others, are promoted within:*
- *Five minute walk of all Centres*

- Five minute walk of bus stops
- ...
- In areas of high amenity, such as on the Lake Foreshore and adjacent to public open spaces...'

A copy of the Urban Structure Map is included as **Figure 10**.

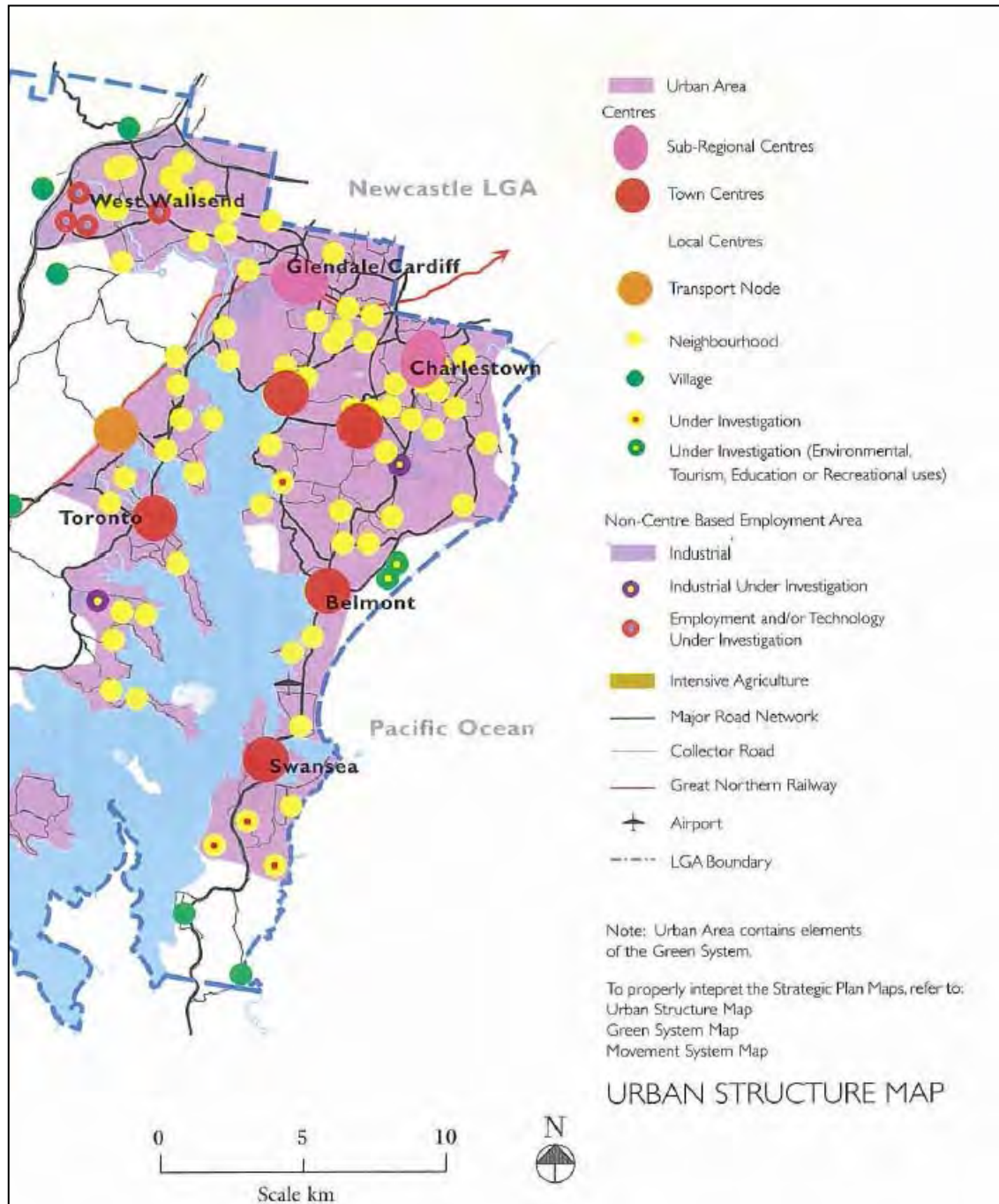
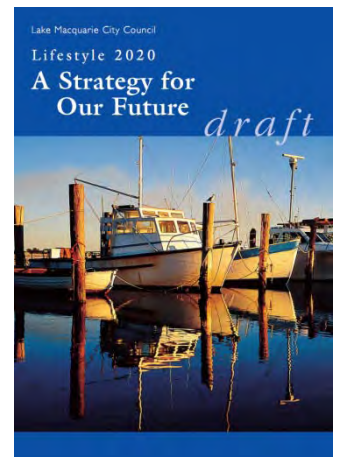


Figure 10: Extract from the Lake Macquarie City Council Lifestyle 2020 Strategy.

4.6. REVIEW OF THE LIFESTYLE 2020 DOCUMENT

To coincide with the Comprehensive Local Environmental Plan, Lake Macquarie City Council are currently undertaking a review of the Lifestyle 2020 Strategy. During February 2011 a draft revised 2020 a draft revised Lifestyle 2020 Strategy was endorsed by the elected Council for public exhibition.

Many similar issues are carried over from the existing Lifestyle 2020 document, aiming to provide for future planning and direction for urban development (and protection of important natural resources) in the Lake Macquarie Local Government Area.



4.6.1. CENTRES HEIRARCHY

Building on the Establishment of a Centres Heirarchy under the Lower Hunter Regional Strategy, the Draft Lifestyle 2020 Strategy incorporates objectives for the centres within the Lake Macquarie Local Government Area

Belmont is identified as a 'town' within the Draft Lifestyle 2020 Strategy. According to the Draft Strategy, a town centre should:

- *Serve a number of surrounding communities.*
- *Provide a range of retail and business, social services and community facilities.*
- *Are located on major traffic routes.*
- *Are destinations in the provision of public transport.*
- *Are employment nodes.*
- *Express the character of the area.'*

4.6.2. THE BELMONT PLANNING DISTRICT

The Draft Lifestyle 2020 Strategy deals with a number of individual 'planning districts' including 'Belmont'

'The population in the Planning District will increase by 3,800 persons'

And:

'It is intended that each centre will increase their respective population, housing diversity, employment opportunities and access to public transport.'

5. LOCAL PLANNING CONSIDERATIONS & ENVIRONMENTAL IMPACTS

A review of local planning considerations and potential environmental impacts has been made as part of this rezoning submission. The following sections deal with particular issues of relevance.

5.1. LOCALITY IN RELATION TO TOWN CENTRE INFRASTRUCTURE

The site is located within close proximity to the main Belmont CBD area, which provides access to a wide range of facilities. In this respect, the main area of the CBD is located less than 250 metres from the site. The CBD is access via a relatively level path of travel along Maude Street directly to the Pacific Highway. Please see *Figure 11* for the location of the site and the most direct route of travel to the Belmont CBD.



Figure 11: Location of the subject land in relation to the Belmont CBD and showing sites within a 400 metre radius of the site.

5.1.1. SERVICES AVAILABLE

A wide variety of shops, banking and other commercial services are available in the commercial centre of Belmont, including:

- Supermarkets (Coles and Bi Lo Supermarkets, Liquorland as well as a range of specialty stores)
- Banking (including ANZ, Greater Building Society, Companion Credit Union, NAB, Commonwealth Bank)
- Hair & beauty, jewellers, travel agents and the like
- Real Estate, legal, financial and other services

There are a range of community organisations and recreation opportunities within close proximity to the subject land. This includes:

Nearby formal in informal open space areas to the east (including cricket and netball facilities, as well as informal open space areas for walking and the like)

- The existing Belmont Sportsmans Club and associated facilities
- The Belmont Home & Community Care Program
- Belmont Lions Park
- Belmont Baths
- Belmont Neighbourhood Centre
- Belmont Mens Shed and Belmont Community Garden
- Belmont Community Centre (Glover Street, adjoining the subject land)

The Business Centre of Belmont provides a large range of medical and allied services, including:

- The Lake Macquarie Medical Centre (General Practitioner services in addition to allied services including counselling, acupuncture and the like)
- The Belmont Dental Centre
- Symbion/Laverty Pathology
- Pharmacies (including Soul Pattinson, Priceline Pharmacy & Amcal Chemist)
- Optometrists Services (OPSM, Southwell Walker Optical)
- Belmont Chiropractic Centre
- Macquarie Physiotherapy

5.1.2. ACCESS TO INTEGRATED TRANSPORT SERVICES

Newcastle Buses operate bus services for the locality, including regular services to all major destinations in the Lower Hunter. Belmont is well served by bus transport, including services from 5.20am until late evening. The subject site lies within close proximity to the Pacific Highway and the existing bus stop which is located to the north of the Pacific Highway/Macquarie Street intersection (approximately 350 metres from the subject site).

Please see **Figure 12** for extracts of the Newcastle buses route map. Please note that the level of service to Belmont is such that the entire timetable could not be appended (as it runs to some 60 pages). For more information on specific routes please see www.newcastlebuses.info/routes.

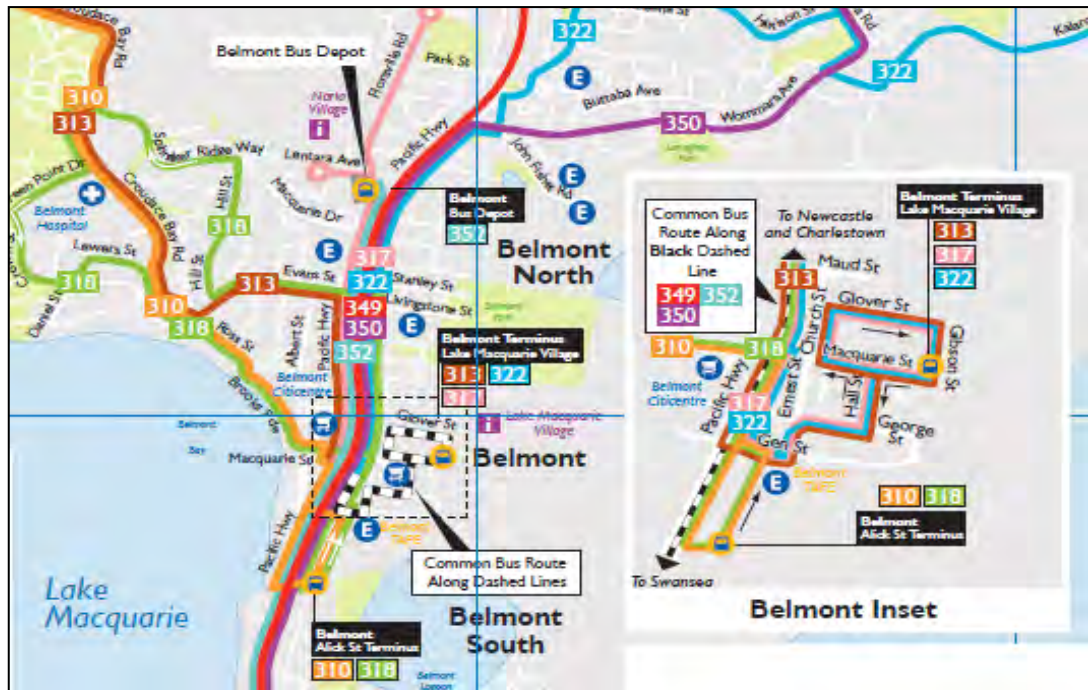


Figure 12: Extract from Newcastle Buses Route Map. See Attachment 3 for further route map details.

5.2. FLOODING

Flooding was noted as a potential issue for the site and consultant engineers (Northrop) were engaged to prepare a preliminary flooding impact assessment.

A copy of the Preliminary Flooding Assessment is included as *Attachment 5*

The report indicates that a review of topographic information and site details reveals that the site is located in a natural depression, with three associated sub-catchments draining to it. An evaluation of the drainage information reveals that a peak flood flow will be approximately 4.80m AHD was adopted for the subject site for a 1% AEP storm event.

As such, floor levels for the dwellings are recommended to be set at a minimum of 5.30m AHD to give a freeboard of 500mm above the 1% AEP flood levels as per Lake Macquarie City Councils DCP No. 1 Section 2.1.7.

5.3. TRAFFIC TRANSPORT

Senior Council staff indicate that traffic and transport are likely to be significant issues for the rezoning of any land for more intense urban development – especially given the location of the subject land in relation to the Pacific Highway.

As such, a Traffic Impact Assessment has been prepared and is enclosed as *Attachment 6*

5.4. MINE SUBSIDENCE

The subject land is not located within a designated Mine Subsidence District. Please see correspondence from the NSW Mine Subsidence Board included as *Attachment 7*.

5.5. SURROUNDING DEVELOPMENT

The subject land is surrounded on its northern, southern and western sides by urban development of varying types. Residential development to the north (along Maude Street) primarily incorporating single storey detached residential dwellings with associated outbuildings and infrastructure. Residential Development to the west along Ernest Street, incorporating primarily single storey detached residential buildings, although medium density residential developments have recently been constructed in this vicinity (including land immediately adjoining the western boundary of the subject land) The land to the immediate south of the subject land is utilised for the purposes of community buildings (including a community hall and child care centre fronting Glover Street) with residential development beyond (to to the south of Glover Street). This residential development includes a mix of older style single dwellings and medium density unit developments, indicating the emerging nature of the locality.

The existing zonings of surrounding lands indicate the development potential and the likely future development types. The areas along the Pacific Highway (160 metres to the west of the subject land) are *zoned 3(1) – 'Urban Centre (Core)'* which reflects the desired emerging character of this area as an emerging retail/commercial and business centre. Surrounding land use zones are therefore set out to promote appropriate development within proximity to this emerging urban core.

The adjoining residential land to the north and south of the subject site (ie north of Maude Street and on the southern side of Glover Street) have a current zoning of *2(2) – 'Residential (Urban Living)'*. This zone aims to provide for medium and high density living and generally focussed development around key commercial/retail centres (in this case, the Pacific Highway). Recent medium density residential developments to the south reflect the emerging character of the area.

To the immediate west lies land within the *3(2) 'Urban Centre (Support) Zone'*. This zoning aims to provide development types to support key urban centres.

The subject land is located within 250 metres of the key commercial core of Belmont, and near to existing residential zones which promote medium and high density development consistent with the role of the commercial centre. The rezoning is entirely appropriate and consistent with the existing and future character of the area.

5.6. VISUAL/AESTHETIC IMPACTS

A Visual Impact Assessment has been undertaken as part of the review of the site for development purposes. The Assessment is included as *Attachment 9*.

5.7. SERVICING

The subject land is located within an existing urban area. As such, investigations reveal that there is appropriate access to electricity, telecommunications, water and sewer infrastructure.

Of primary concern is the capacity of existing water and sewer services and the Hunter Water Corporation has been contacted for their comments. The Hunter Water Corporation raise no objection to the proposed rezoning and development of the land and their correspondence is included as *Attachment 8*.

6. SECTION 117 DIRECTIONS

Evaluation of Directions issues by the Minister for Planning under the provisions of Section 117(2) of the *Environmental Planning & Assessment Act, 1979*.

ITEM	COMMENT
1. Employment and Resources	
1.1 - Business & Industrial Zones Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Not Applicable.
1.2 - Rural Zones Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	The subject land is not zoned rural, not applicable.
1.3 - Mining Petroleum Production & Extractive Industries Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Not Applicable
1.4 - Oyster Aquaculture Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.	Not Applicable
1.5 - Rural Lands Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.	The subject land is not zoned rural or environmental protection, not applicable.

2. Environment & Heritage	
2.1 - Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	The subject land is not located within an environmentally sensitive area. There is no indication of threatened flora or fauna located on (or near to) the site. Rezoning and urban development of the site will not impact on any nearby environmentally sensitive area.
2.2 - Coastal Protection	
Aims to implement the principles in the NSW Coast Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the Coastal Protection Act 1979.	The subject land lies within the coastal zone. The proposed rezoning and subsequent development of the site will not have any adverse impacts on the coastal zone and will not adversely impact on the objectives of the NSW Coastal Policy. The land is not subject to any coastal impacts, such as coastal inundation or impacts from tide or sea level rise. There is a minor impact from floodwaters although this is very minor and can be managed through the adoption of appropriate minimum floor levels (at 500mm above the 1% ARI event). The site does not contain any significant vegetation nor habitat.
2.3 - Heritage Conservation	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable. Land is not subject to any heritage constraints
2.4 - Recreation Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable.
3. Housing, Infrastructure and Urban Development	
3.1 - Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	The proposed rezoning (and proposed development) will allow for the provision of housing in accordance with <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>. The proposed rezoning (and development) will provide for suitable housing addition to the area, in an area where there is known existing and expected future demand for such housing. The proposal makes use of existing infrastructure including road, sewer, water, electricity and telecommunications. In addition, the close proximity of the subject land to the existing Town Centre of Belmont will assist in underpinning the development of the centre in accordance with Regional and Local Planning strategy. The development of the site for residential style accommodation is entirely appropriate in the context of existing strategy and policy direction, the proposal makes an appropriate release of land for dwelling construction near to an existing commercial centre and the construction of seniors housing (as proposed) meets an identified need in the Region.

3.2 - Caravan Parks & Manufactures Home Estates Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable.
3.3 - Home Occupations Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	The proposed rezoning aims to permit for residential development (seniors housing) which is unlikely to result in home occupations being carried out within resulting dwellings.
3.4 - Integrating Land Use & Transport Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The proposed development will result in a very minor additional traffic movement on the existing road infrastructure, which is dealt with more specifically within the Traffic Impact Assessment (<i>Attachment 6</i>). In addition, the subject land has access to the public transport options available along the Pacific Highway corridor (including an extensive bus network) as well as access to the nearby pedestrian and cycle opportunities.
3.5 - Developing Near Licensed Aerodromes Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	Not Applicable.
4. Hazard and Risk	
4.1 - Acid Sulfate Soils Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	The subject land is located within an area identified as Class 3 Acid Sulfate Soils. The Lake Macquarie Local Environmental Plan 2004 indicates that works within Class 3 Acid Sulfate Soils zones have the potential for impact where there are either works beyond 1 metre below the natural ground surface or works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface. Acid Sulfate Soils will need to be considered in any development application, although the extent of impact is such that Acid Sulfate Soils are unlikely to have any impact on the future development potential of the land.
4.2 - Mine Subsidence & Unstable Land Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	The subject land is not located within a designated Mine Subsidence District. Correspondence from the NSW Mine Subsidence Board is included as <i>Attachment 7</i>. Not Applicable.

4.3 - Flood Prone Land Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land. Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	The subject land is affected by very minor flooding. This has been dealt with in the Preliminary Flood Assessment included as Attachment 5
4.4 - Planning for Bushfire Protection Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	The proposed development is not affected by bushfire. Not Applicable.
5. Regional Planning	
5.1 - Implementation of Regional Strategies Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	The subject land lies within the Lake Macquarie Local Government Area and is therefore subject to the provisions of the Lower Hunter Regional Strategy. A review of the Strategy and its provisions which relate to the proposed rezoning is included in Section 4.4 of this Report. In summary, the proposed development is consistent with the provisions of the Regional Strategy, specifically by supporting the role of Belmont as a Town Centre and through promoting a range of housing types within close proximity of existing centres and main transport routes.
5.2 - Sydney Drinking Water Catchments Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable.
5.3 - Farmland of State and Regional Significance on the far North Coast Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and nonagricultural use of farmland caused by urban encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	Not Applicable.
5.4 - Commercial and Retail Development along Pacific Highway, North Coast Aims to manage commercial and retail development along the Pacific Highway, North Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable.
5.5 - Revoked (June 2010)	
5.6 - Revoked (July 2008)	
5.7 - Revoked (July 2008)	

5.8 - Second Sydney Airport: Badgery's Creek Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	Not Applicable.
6. Local Plan Making	
6.1 - Approval and Referral Requirements Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Applies when the relevant planning authority prepares a planning proposal.	Appropriate referral processes and consideration of comments from other agencies and the public to be considered by the Planning Authority
6.2 - Reserving Land for Public Purposes Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	Not applicable
6.3 - Site Specific Provisions Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	To be considered by Council.
7. Metropolitan Planning	
7.1 - Implementation of The Metropolitan Plan for Sydney 2036 Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy. Applies when the planning authority within a Metropolitan Local Government Area prepares a planning proposal.	The Lake Macquarie Local Government Area is not included within the NSW Metropolitan Strategy which affects Sydney and surrounding areas (including the Central Coast).

7. CONCLUSION

This proposal aims to rezone part of Lot 20 DP 1046905, Maude Street Belmont (known as the *'Belmont Sportsmans Club'*) from its current zoning (part zoned 6(2) – *'Tourism & Recreation Zone'* and part zoned 6(1) – *'Open Space Zone'* under the provisions of the *Lake Macquarie Local Environmental Plan 2004* to a zone suitable for development for the purposes of seniors housing.

This would involve rezoning the western portion of the site to either:

- Zone **2(2) Residential (Urban Living)** under the provisions of the *Lake Macquarie Local Environmental Plan 2004*; or
- Zone **R3 – 'Medium Density Residential'** in accordance with the Standard Instrument Local Environmental Plan.

The eventual zoning chosen will depend upon the status and progress of the Lake Macquarie Comprehensive Local Environmental Plan Amendment.

It is the intention of the zoning proposal to retain the current zoning for the eastern portion of the site, containing the existing club building and carparking for the club.

Enclosed in support of the rezoning are concept plans for future development of the land for Seniors Housing under the provisions of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

Initially it appeared as though the lodgement of an application for a Site Compatibility Certificate would be the most appropriate mechanism to progress the development of the land. In June 2011 a formal application for Site Compatibility Certificate was made to the Newcastle Regional Office of the Department of Planning & Infrastructure. However, in the proceeding weeks it has become clear that as a result of the technical wording of the Seniors Housing SEPP, and the nature of surrounding zoning/land use, the Department of Planning & Infrastructure are unable to issue a Site Compatibility Certificate for the site.

Following Discussions with senior staff from Lake Macquarie City Council and the Newcastle Regional office of the Department of Planning & Infrastructure, it became clear that progressing to a rezoning was the most appropriate step in the redevelopment of the site.

The rezoning and subsequent development of the land for the purposes of seniors housing will meet an identified need for seniors housing in the locality. In addition, the rezoning and development of the land reinforces the strategic and policy direction for the locality, promoting urban development within close proximity Belmont (which is identified as a 'Town' under the Lower Hunter Regional Strategy).

The proposed rezoning of the site will provide for development which represents a suitable in-fill development, meeting emerging housing needs and being consistent with the existing and desired future character of the locality.

For these reasons the Council's support of the proposed rezoning is requested.

ATTACHMENT 1

DRAFT 'PLANNING PROPOSAL



Planning Proposal

Property Details:

Application Details:	RZ/4/2009
Applicant:	Steven's Constructions Pty Ltd
Owner:	Belmont Sportmans Club
Description of Land:	Lot 20 DP 1046905, Maude Street, Belmont
Proposed Development:	Rezoning of part of the subject land to allow for development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Current Zoning:	Part zoned 6(2) – <i>'Tourism & Recreation Zone'</i> and part zoned 6(1) – <i>'Open Space Zone'</i>
Existing Uses:	Belmont Sportsmans Club and associated facilities including club building, bowling greens, carparking, storage and the like



Figure 1: Subject Land

Contents

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Attachments & Supporting Documents

Attachment 1 – Rezoning Proposal

Attachment 2 – Concept Subdivision Layout

Attachment 3 – Consideration of Section 117 Directions

Part 1 Objectives or Intended Outcomes

This Planning Proposal results from a request for rezoning of part of Lot 20 DP 1046905, Maude Street, Belmont (known as the Belmont Sportsmans Club) to allow for future development under the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Part 2 Explanation of Provisions

The rezoning request aims to rezone the subject land from its current zone (part zoned 6(2) – ‘Tourism & Recreation Zone’ and part zoned 6(1) – ‘Open Space Zone’ under the provisions of the Lake Macquarie Local Environmental Plan 2004 (LEP).

The rezoning proposal aims to alter the zoning of the western portion of the site to Zone **2(2) Residential (Urban Living)** under the provisions of the *Lake Macquarie Local Environmental Plan 2004*. It is the intention of the zoning proposal to retain the current zoning for the eastern portion of the site, containing the existing club building and carparking for the club. The proposed rezoning is indicated in Attachment 1.

The rezoning will allow for the future development of the land for seniors housing in accordance with the Seniors Housing SEPP. A concept seniors housing development for the land has been prepared which retains the existing Sportsmans Club building whilst developing the under-utilised areas of the site for 42 one and two bedroom units (see Attachment 2).

Part 3 Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any Strategic Study or Report?

The subject land itself is not included specifically in any strategic study or report.

However, there is a strong strategic justification for:

- The establishment of additional seniors housing the Lower Hunter region (including Lake Macquarie Local Government Area), especially given the emerging population trends in region; and
- The development of land within close proximity to existing (and emerging) centres as identified under the Lower Hunter Regional Strategy. The subject land lies within 300 metres of the Belmont commercial centre, identified as a ‘town’ under the Lower Hunter Regional Strategy and providing all relevant services including medical, banking, shopping and commercial. In addition, the nearby Pacific Highway (within 250 metres of the site) provides ready access to an extensive public transport network linking the locality to other key centres within the region.

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

It is expected that the spot rezoning of the land is the best means of achieving a timely rezoning to allow for future development. In this respect, a previous application has been lodged with the Department of Planning & Infrastructure (Newcastle Regional Office) for a

'Site Compatibility Certificate'. After consideration by DoPI staff, the Site Compatibility Certificate was declined based on a 'technicality' of wording of the SEPP (relating to whether the adjoining land was **zoned** for 'urban purposes' rather than **used** for urban purposes).

Given the outcome of the Site Compatibility process, the DoPI and Lake Macquarie City Council staff recommended a site specific rezoning as the most appropriate mechanism of facilitating the development of the land. The applicant has now provided all of the relevant reports required to proceed with the rezoning of the land ahead of the comprehensive LEP.

The spot rezoning of a small, outside of the Comprehensive LEP process, will provide for more immediate injection of housing within the locality, providing relief to pressure for housing (and particularly seniors housing) in the LGA. This is consistent with practice across the State over the last few years.

In April 2009 the Department of Planning wrote to all Councils in NSW advising that the State-wide progress on implementing the Standard Local Environmental Plan Program had not been as fast as initially anticipated.

Bringing forward a number of spot rezoning will have the ability to provide local stimulus and will provide development and employment generating activity within the LGA, whilst allowing Council to make a more considered approach to finalising its Comprehensive LEP.

3. Is there a net community benefit?

Yes, the proposed rezoning will permit for the logical development of a parcel of land which has proximity to an existing centre (Belmont is set out in the Regional Strategy as a local centre) and a primary transport route (Pacific Highway), providing logical connection to public transport infrastructure. The proposal will provide a modest addition to housing supply in the locality, which will assist in achieving the objectives of the Regional Strategy, and local and state policies – making progress towards planning policies which are set out to meet the needs of the community.

Section B – Relationship to Strategic Planning Framework

4. Is the Planning Proposal consistent with the objectives and actions contained within the application regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?

Yes, the proposal is consistent with the provisions of the *Lower Hunter Regional Strategy 2006-2031*.

To accommodate the predicted growth, the Lower Hunter will require 115,000 new dwellings over the life of the Strategy. There is a significant focus on ensuring that dwellings are located within existing urban areas (particularly near to identified 'centres') and around the key transport corridors.

In addition, the Strategy (in line with larger order policy) makes a move away from large lot residential style development, and encourages that developments make the best use of lands released for residential uses – the Strategy uses the term 'more compact settlement' – the focus is on making appropriate use of resources by clustering medium and high density residential development around appropriate commercial centres (which provide the essential services to service the community).

The subject land is located close to the Belmont commercial core (identified as a 'town' (as under the Regional Strategy) around which development should be clustered (in line with the Strategy objectives to focus growth near identified 'centres').

In addition, the subject land is situated within close proximity to the Pacific Highway road corridor.

The proposed rezoning (and subsequent development) of the subject land is consistent with the Regional Strategy which promotes development close to identified Centres, including Belmont, and along the major transport routes (including the Pacific Highway). In addition, the proposed development will provide additional housing choice, makes the best use of development land and meets the needs of emerging seniors housing demand in the region

5. Is the Planning Proposal consistent with the local Council's Community Strategic Plan or other local strategic plans?

Lake Macquarie City Council have adopted a 'Lifestyle 2020 Strategy' which provides strategic direction for policy and establishes the key elements of importance for the LGA.

The 2020 Strategy includes an 'Urban Structure Map' which specifically highlights Belmont as a 'Town Centre' (Consistent with the Regional Strategy). With particular regard to housing for seniors, the Strategy encourages that:

- *'Medium density housing, in the form of retirement homes, town houses, small lot housing.... amongst others, are promoted within:*
- *Five minute walk of all Centres*
- *Five minute walk of bus stops*
- *...*
- *In areas of high amenity, such as on the Lake Foreshore and adjacent to public open spaces...'*

The proposed rezoning is consistent with the over-arching objectives for the locality as set out within the Lifestyle 2020 document.

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

A review of relevant State Environmental Planning Policies (SEPP's) is included in the following table:

SEPP	Relevance	Consistent?	Comments
SEPP 19 – Bushland in Urban Areas	Aims to prioritise the conservation of bushland in urban areas. Requires consideration of aims in preparing a draft amendment.	Yes	The subject land is already extensively cleared and contains no remnant bushland (and is in fact almost entirely devoid of any vegetation with the exception of a small number of single trees and other species used in landscaping).
SEPP 55 – Remediation of Land	Establishes planning controls for the remediation of contaminated land.	Yes	There is nothing to indicate that any part of the subject site is likely to be affected by any type of contamination.

SEPP 71 – Coastal Protection	This SEPP aims to protect and manage land and resources within the identified 'coastal zone' through appropriate planning controls and processes.	Yes	The subject land is subject to the impacts of <i>SEPP 71 – 'Coastal Protection'</i> . The proposed rezoning will not have any impacts on the coastal environment, will not compromise public access to coastal lands and will not result in any undesirable impacts in terms of views, vistas and the like.
SEPP (Infrastructure) 2007	Aims to more efficiently facilitate the delivery of infrastructure through the establishment of consistent provision for infrastructure and services.	Yes	Adequate public infrastructure is available for the proposed rezoning.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (S.117 Directions)?

A review of the relevant Section 117 Directions is included as Attachment 3.

Section C – Environmental, Social & Economic Impact

8. 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?

No

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

There are some existing drainage issues in the area relating to the adequacy of stormwater infrastructure. This results in some very minor ponding/flooding of the subject land. However, the applicant has detailed, through a preliminary flooding assessment, that the volume of stormwater discharged from the site will not be significantly more than that which is currently discharged. Further, the setting of an appropriate finished floor level for residential development will ensure development achieves a minimum 500mm above the 1% AEP flood event.

10. How has the Planning Proposal adequately addressed any social and economic effects?

The proposed development provides a small supply of additional housing for seniors or persons with a disability. This satisfied an identified need for such development as set out in strategic policy. The proposal further enhances the offer of residential accommodation within close proximity to the existing Belmont town centre, further underpinning the roles of the centre as a 'town' identified within the Lower Hunter Regional Strategy and Council's Lifestyle 2020 Strategy.

Section D – State & Commonwealth Interests

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

The subject land is located immediately adjacent to existing residential areas. Review of relevant services reveals the availability of water, sewer, electricity, telecommunications.

The proposal is also appropriately located to make use of existing public transport infrastructure.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation to be undertaken by Council as part of the assessment of the application.

Part 4 Community Consultation

Consultation to be undertaken by Council as part of the assessment of the application for rezoning.

Part 5 Conclusion

This proposal aims to rezone part of Lot 20 DP 1046905, Maude Street Belmont (known as the '*Belmont Sportsmans Club*') from its current zoning (part zoned 6(2) – '*Tourism & Recreation Zone*' and part zoned 6(1) – '*Open Space Zone*' under the provisions of the *Lake Macquarie Local Environmental Plan 2004* to a zone suitable for development for the purposes of seniors housing.

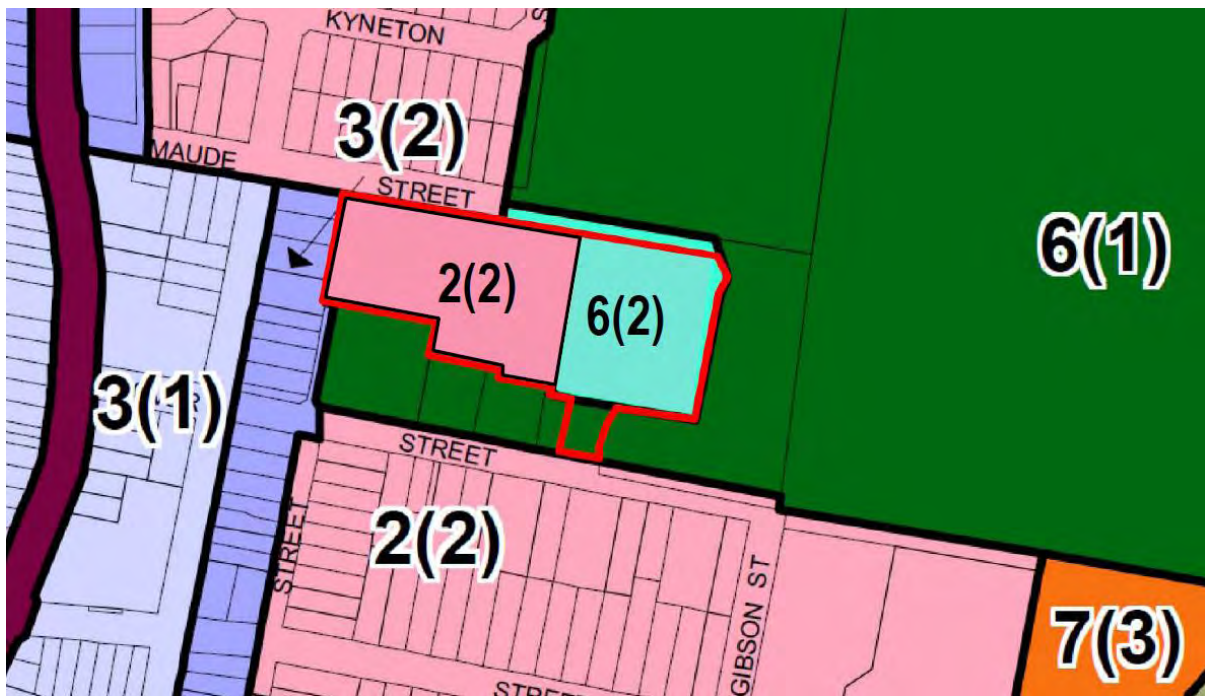
This would involve rezoning the western portion of the site to Zone **2(2) Residential (Urban Living)** under the provisions of the *Lake Macquarie Local Environmental Plan 2004*; or

It is expected that the site specific rezoning of the land is the best means of achieving a timely rezoning to allow for future residential development. Rezoning of such small parcels, outside of the Comprehensive LEP process, will provide for more immediate injection of development lots, providing relief to housing pressure in the LGA and remaining consistent with over-arching State policy to provide additional housing. This is consistent with practice across the State over the last few years. Bringing forward a number of spot rezoning will have the ability to provide local stimulus and will provide development and employment generating activity within the LGA, whilst allowing Council to make a more considered approach to finalising its Comprehensive LEP

The applicant has provided all of the relevant reports required to proceed with the rezoning of the land ahead of the comprehensive LEP.

The proposed rezoning (and subsequent development) of the subject land is consistent with the Regional Strategy which promotes development close to identified Centres, including Belmont, and along the major transport routes (including the Pacific Highway). The proposal represents a suitable addition of additional housing supply to the locality.

Attachment 1 – Proposed Rezoning



2025 RELEASE UNDER E.O. 14176



NOTE:
The images shown are schematic design only and may vary upon further documentation during the development application process.

Attachment 3 – Consideration of Ministerial (Section 117) Directions

Evaluation of Directions issues by the Minister for Planning under the provisions of Section 117(2) of the *Environmental Planning & Assessment Act, 1979*.

ITEM	COMMENT
1. Employment and Resources	
1.1 - Business & Industrial Zones Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic corridors. Applies when a planning proposal affects land within an existing or proposed business or industrial zone.	Not Applicable.
1.2 - Rural Zones Aims to protect the agricultural production value of rural land. Applies when a planning proposal affects land within an existing or proposed rural zone.	The subject land is not zoned rural, not applicable.
1.3 - Mining Petroleum Production & Extractive Industries Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	Not Applicable
1.4 - Oyster Aquaculture Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.	Not Applicable
1.5 - Rural Lands Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes. Applies to local government areas to which State Environmental Planning Policy (Rural Lands) 2008 applies and prepares a planning proposal that affects land within an existing or proposed rural or environment protection zone.	The subject land is not zoned rural or environmental protection, not applicable.

2. Environment & Heritage	
2.1 - Environmental Protection Zones	
Aims to protect and conserve environmentally sensitive areas. Applies when the relevant planning authority prepares a planning proposal.	The subject land is not located within an environmentally sensitive area. There is no indication of threatened flora or fauna located on (or near to) the site. Rezoning and urban development of the site will not impact on any nearby environmentally sensitive area.
2.2 - Coastal Protection	
Aims to implement the principles in the NSW Coast Policy. Applies when a planning proposal applies to land in the coastal zone as defined in the Coastal Protection Act 1979.	The subject land lies within the coastal zone. The proposed rezoning and subsequent development of the site will not have any adverse impacts on the coastal zone and will not adversely impact on the objectives of the NSW Coastal Policy. The land is not subject to any coastal impacts, such as coastal inundation or impacts from tide or sea level rise. There is a minor impact from floodwaters although this is very minor and can be managed through the adoption of appropriate minimum floor levels (at 500mm above the 1% ARI event). The site does not contain any significant vegetation nor habitat.
2.3 - Heritage Conservation	
Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable. Land is not subject to any heritage constraints
2.4 - Recreation Vehicle Areas	
Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable.
3. Housing, Infrastructure and Urban Development	
3.1 - Residential Zones	
Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands. Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.	The proposed rezoning (and proposed development) will allow for the provision of housing in accordance with <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>. The proposed rezoning (and development) will provide for suitable housing addition to the area, in an area where there is known existing and expected future demand for such housing. The proposal makes use of existing infrastructure including road, sewer, water, electricity and telecommunications. In addition, the close proximity of the subject land to the existing Town Centre of Belmont will assist in underpinning the development of the centre in accordance with Regional and Local Planning strategy. The development of the site for residential style accommodation is entirely appropriate in the context of existing strategy and policy direction, the proposal makes an appropriate release of land for dwelling construction near to an existing commercial centre and the construction of seniors housing (as proposed) meets an identified need in the Region.

3.2 - Caravan Parks & Manufactures Home Estates Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates. Applies when the relevant planning authority prepares a planning proposal.	Not Applicable.
3.3 - Home Occupations Aims to encourage the carrying out of low impact small business in dwelling houses. Applies when the relevant planning authority prepares a planning proposal.	The proposed rezoning aims to permit for residential development (seniors housing) which is unlikely to result in home occupations being carried out within resulting dwellings.
3.4 - Integrating Land Use & Transport Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight. Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	The proposed development will result in a very minor additional traffic movement on the existing road infrastructure, which is dealt with more specifically within the Traffic Impact Assessment. In addition, the subject land has access to the public transport options available along the Pacific Highway corridor (including an extensive bus network) as well as access to the nearby pedestrian and cycle opportunities.
3.5 - Developing Near Licensed Aerodromes Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 & 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise. Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.	Not Applicable.
4. Hazard and Risk	
4.1 - Acid Sulfate Soils Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.	The subject land is located within an area identified as Class 3 Acid Sulfate Soils. The Lake Macquarie Local Environmental Plan 2004 indicates that works within Class 3 Acid Sulfate Soils zones have the potential for impact where there are either works beyond 1 metre below the natural ground surface or works by which the watertable is likely to be lowered beyond 1 metre below natural ground surface. Acid Sulfate Soils will need to be considered in any development application, although the extent of impact is such that Acid Sulfate Soils are unlikely to have any impact on the future development potential of the land.
4.2 - Mine Subsidence & Unstable Land Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence. Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.	The subject land is not located within a designated Mine Subsidence District. Correspondence from the NSW Mine Subsidence Board has been included. Not Applicable.

4.3 - Flood Prone Land Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land. Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.	The subject land is affected by very minor flooding. This has been dealt with in the Preliminary Flood Assessment.
4.4 - Planning for Bushfire Protection Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas. Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.	The proposed development is not affected by bushfire. Not Applicable.
5. Regional Planning	
5.1 - Implementation of Regional Strategies Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies. Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra Regional Strategy & South Coast Regional Strategy.	The subject land lies within the Lake Macquarie Local Government Area and is therefore subject to the provisions of the Lower Hunter Regional Strategy. In summary, the proposed development is consistent with the provisions of the Regional Strategy, specifically by supporting the role of Belmont as a Town Centre and through promoting a range of housing types within close proximity of existing centres and main transport routes.
5.2 - Sydney Drinking Water Catchments Aims to protect water quality in the hydrological catchment. Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.	Not Applicable.
5.3 - Farmland of State and Regional Significance on the far North Coast Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and nonagricultural use of farmland caused by urban encroachment into farming areas. Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	Not Applicable.
5.4 - Commercial and Retail Development along Pacific Highway, North Coast Aims to manage commercial and retail development along the Pacific Highway, North Coast. Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.	Not Applicable.
5.5 - Revoked (June 2010)	
5.6 - Revoked (July 2008)	
5.7 - Revoked (July 2008)	

5.8 - Second Sydney Airport: Badgery's Creek Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek. Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.	Not Applicable.
6. Local Plan Making	
6.1 - Approval and Referral Requirements Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Applies when the relevant planning authority prepares a planning proposal.	Appropriate referral processes and consideration of comments from other agencies and the public to be considered by the Planning Authority
6.2 - Reserving Land for Public Purposes Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition. Applies when the relevant planning authority prepares a planning proposal.	Not applicable
6.3 - Site Specific Provisions Aims to discourage unnecessarily restrictive site specific planning controls. Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.	To be considered by Council.
7. Metropolitan Planning	
7.1 - Implementation of The Metropolitan Plan for Sydney 2036 Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy. Applies when the planning authority within a Metropolitan Local Government Area prepares a planning proposal.	The Lake Macquarie Local Government Area is not included within the NSW Metropolitan Strategy which affects Sydney and surrounding areas (including the Central Coast).

ATTACHMENT 2

LETTER FROM LAKE MACQUARIE CITY COUNCIL'S MANAGER, INTEGRATED PLANNING

14 June 2011

Andrew Roach
Andrews Neil
andrewr@andrewsneil.com.au

Dear Mr Roach

Subject: Seniors Housing Proposal for 2A Maude Street, Belmont - Belmont Sportsmans Club

I refer to your recent enquiries on behalf of the Belmont Sportsman's Club, about a proposal to construct Seniors Housing on land at 2A Maude Street, Belmont.

The site is located within an urban area, is less than 200m from the core commercial area of the Belmont Town Centre and immediately adjoining a medium density residential zone. The site is located close to various medical facilities, retail and support services and a public transport route. Council's land use strategy, Lifestyle 2020, encourages medium density housing, including retirement housing, in this location.

I note from the minutes of the Pre-lodgement meeting held on 19 April, 2011, that while Council staff are generally supportive of the concept, there is some difficulty surrounding the interpretation of clause 5(b) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP). Under the circumstances, I recommend that you do apply to the Department of Planning and Infrastructure for a Site Compatibility Certificate, and an indication from the Department that the proposal may be considered by Council under the SEPP.

Should you require further information, please contact me 02 4921 0271.

Yours faithfully

Sharon Pope
Manager Integrated Planning

ATTACHMENT 3

POPULATION DETAILS FOR THE NEWCASTLE REGION



NSW GOVERNMENT
Department of Planning

New South Wales State and Regional Population Projections, 2006-2036

2008 release

5. Newcastle

'Newcastle' refers to Newcastle Statistical Subdivision. See page 11 for a list of constituent Local Government Areas.

Key results

- The population of the Newcastle region is projected to grow to 676,000 by 2036, an increase of 31% on the 2006 population of 518,000.
- 34% of this growth will be driven by natural increase (births minus deaths) and 66% by net migration.
- Annual population growth is projected to be around 5,500 for the first 15 years of the projection, declining slowly thereafter to reach about 4,500 by 2035-36.
- The percentage of the population aged 65 and over is expected to rise from 15.2% in 2006 to 25.4% in 2036.
- Population growth rates are projected to be slightly lower than those of the State as a whole.

Summary of projection assumptions for the Newcastle region

Total Fertility Rate	1.85
Life expectancy at birth, males	78.4 years in 2006-07 rising to 84.9 years by 2035-36
Life expectancy at birth, females	83.7 years in 2006-07 rising to 88.8 years by 2035-36
Net migration	3,450 per annum

Total population change

The population of the Newcastle region is projected to increase from 518,000 in 2006 to 676,000 by 2036 (a 31% increase). Figure 5.1 shows how the population is expected to grow over this period.

Annual population increase is projected to be around 5,500 for the first half of the projection horizon, declining slowly during the 2020s and 2030s to about 4,500 by 2035-36.

In terms of growth rates, these projections show a gradually declining rate, falling from 1.19% in 2006-07 to 0.67% by 2035-36. Because these rates are lower than those for New South Wales as a whole, Newcastle's share of the State population is expected to decline marginally, from 7.6% in 2006 to 7.4% in 2036.

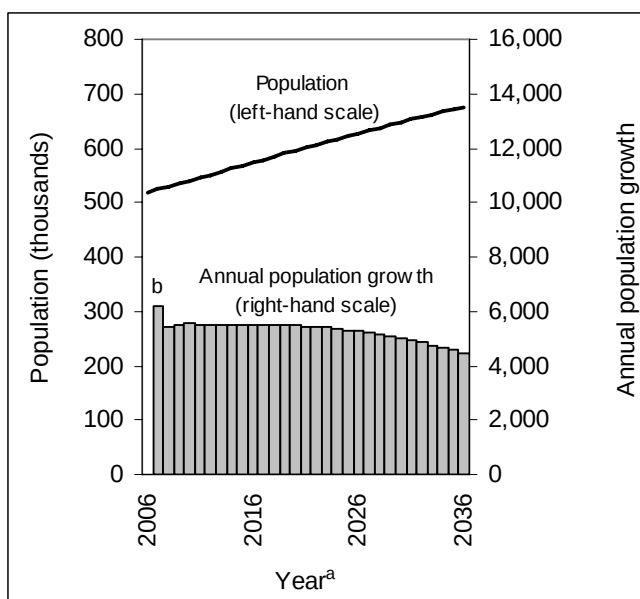


Figure 5.1: The projected population of the Newcastle region, 2006-36

a,b See notes to Figure 2.1 on page 3.

Demographic components of population change

Table 5.1 shows the contributions of the various demographic components of change to the Newcastle region's projected population growth. Over the 2006-36 projection horizon natural increase will contribute 34% of the projected population growth, and net migration 66%. The gradual slowdown in population growth projected for the second half of the projection horizon is due to an increase in the number of deaths resulting from an increase in the elderly population.

Table 5.1: Summary population accounts, Newcastle region, 2006-36 (annual averages)

Component	2006-11	2011-16	2016-21	2021-26	2026-31	2031-36
	'000	'000	'000	'000	'000	'000
(1) Start-of-period population	517.5	545.7	573.1	600.5	627.3	652.6
(2) Natural increase (2a – 2b)	2.0	2.0	2.0	1.9	1.6	1.2
(2a) Births	6.3	6.5	6.7	6.8	6.9	6.9
(2b) Deaths	4.2	4.5	4.7	4.9	5.2	5.7
(3) Net migration (3a + 3b)	3.6	3.5	3.5	3.5	3.5	3.5
(3a) Net internal migration	2.0	2.0	2.0	2.0	2.0	2.0
(3b) Net overseas migration	1.6	1.5	1.5	1.5	1.5	1.5
(4) Total change (2 + 3)	5.6	5.5	5.5	5.4	5.1	4.7
(5) End-of-period population (1 + 4)	545.7	573.1	600.5	627.3	652.6	675.9

Note: Components may not sum exactly to total change due to rounding

Age structure change

Between 2006 and 2036 the Newcastle region is projected to experience population growth at all ages, with the greatest increase in numbers occurring in the older adult ages (Figure 5.2). Projected population increases by age group in percentage terms are presented in Table 5.2. Projected changes by selected broad age group are shown in Figure 5.3.

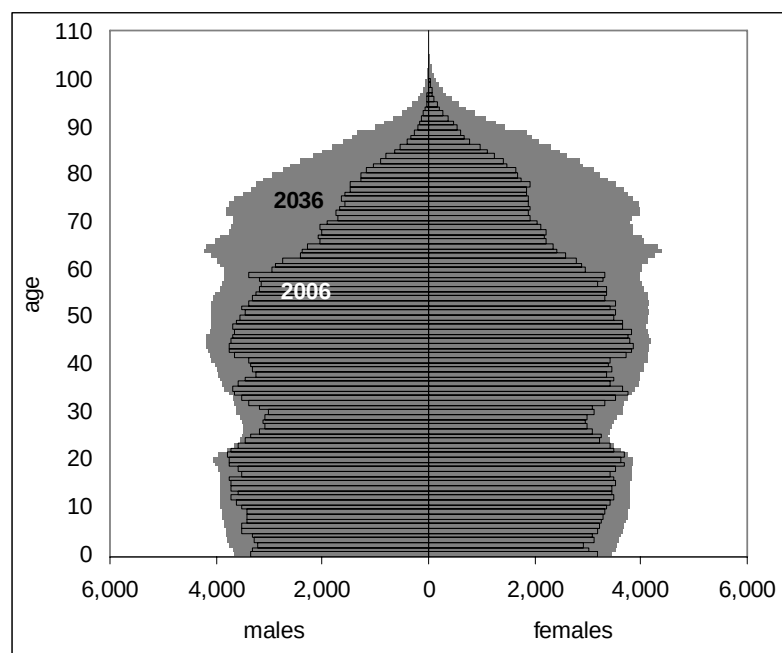
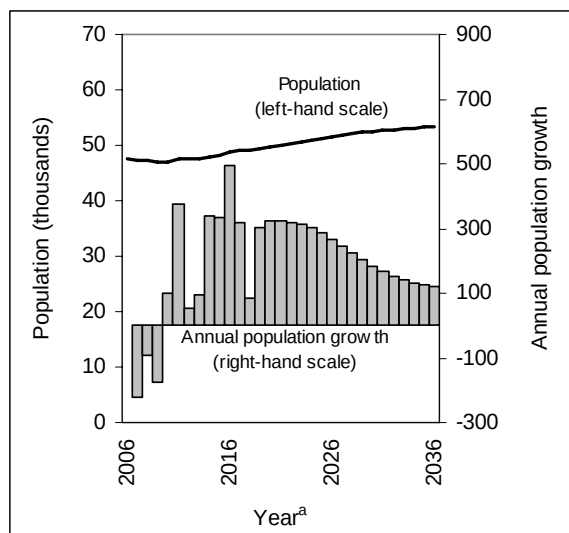


Figure 5.2: The age-sex profile of the Newcastle region's population in 2006 and 2036 (projected)

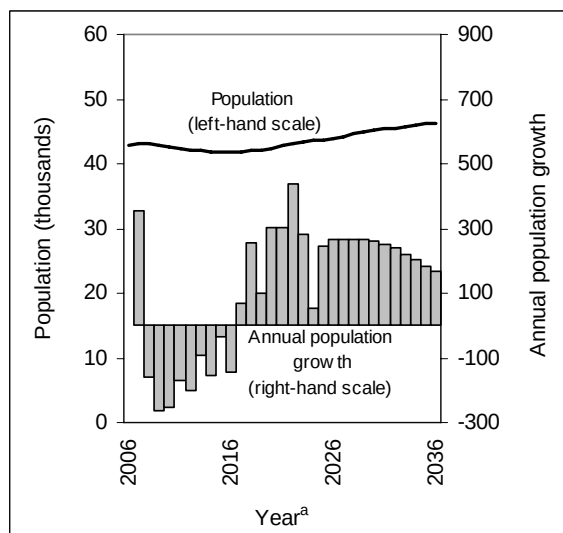
Source: 2006 data – Australian Bureau of Statistics; 2036 projections – Department of Planning.

Table 5.2: Projected percentage increase in population by age group, Newcastle region, 2006-36

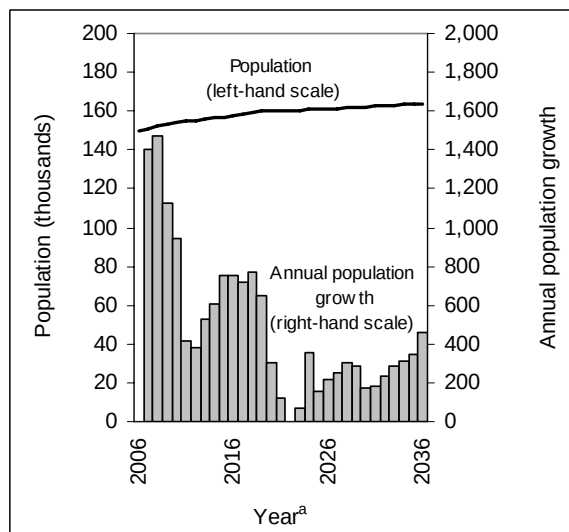
Age group	% increase	Age group	% increase
0-4	14	45-49	12
5-9	13	50-54	19
10-14	9	55-59	21
15-19	8	60-64	51
20-24	4	65-69	85
25-29	12	70-74	110
30-34	10	75-79	110
35-39	14	80-84	119
40-44	14	85+	227



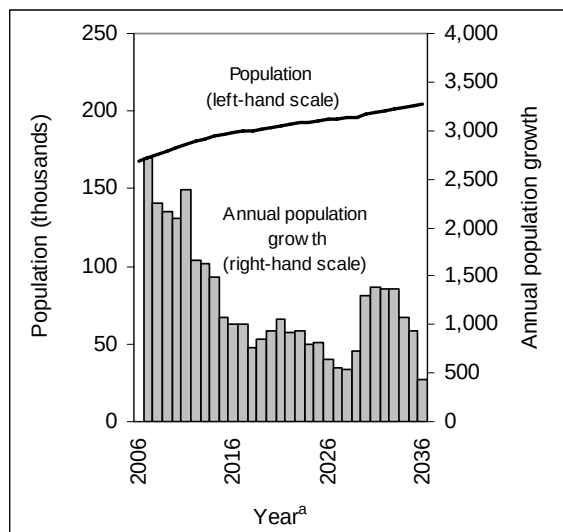
(a) Ages 5-11



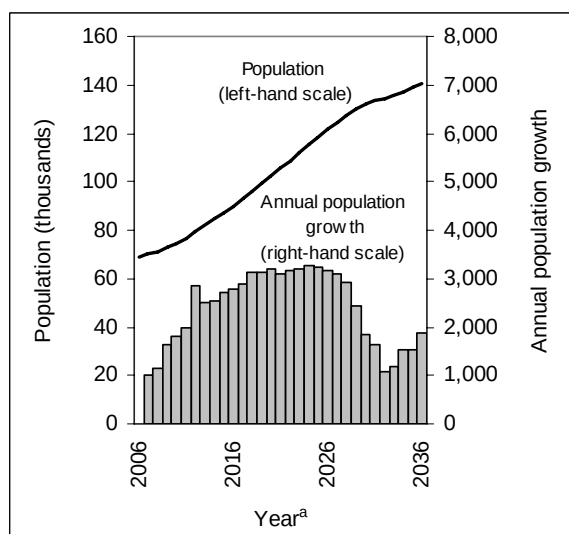
(b) Ages 12-17



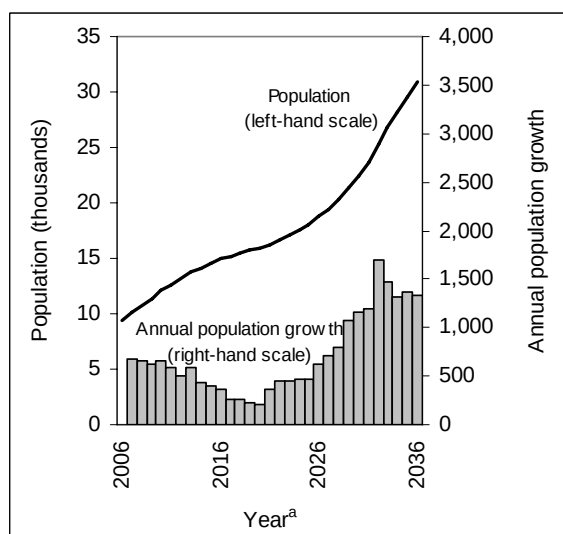
(c) Ages 18-39



(d) Ages 40-64



(e) Ages 65-84



(f) Ages 85 and over

Figure 5.3: The projected population of the Newcastle region by broad age group, 2006-36

a See notes to Figure 2.1 on page 3.

Table 5.3: Population projections for the Newcastle region, 2006-36: summary statistics

Year ^a	Total population	Population					Share of population					Median age	Growth rate ^b
		0-17	18-39	40-64	65-84	85+	0-17	18-39	40-64	65-84	85+		
	'000	'000	'000	'000	'000	'000	%	%	%	%	%	years	%
2006	518	122	149	167	69	9	23.6	28.9	32.3	13.4	1.8	38.1	-
2007	524	123	151	170	70	10	23.4	28.8	32.5	13.4	1.9	38.3	1.19 ^c
2008	529	122	152	172	71	11	23.1	28.8	32.6	13.5	2.0	38.6	1.03
2009	535	122	153	174	73	11	22.9	28.7	32.6	13.6	2.1	38.8	1.04
2010	540	122	154	177	75	12	22.7	28.6	32.7	13.8	2.2	39.1	1.03
2011	546	123	155	179	77	13	22.5	28.4	32.8	14.0	2.3	39.4	1.01
2012	551	123	155	181	80	13	22.3	28.2	32.8	14.4	2.4	39.7	1.00
2013	557	123	156	182	82	14	22.1	28.0	32.7	14.7	2.5	40.0	0.99
2014	562	123	156	184	85	14	21.9	27.8	32.7	15.0	2.5	40.2	0.98
2015	568	124	157	185	87	15	21.8	27.7	32.6	15.4	2.6	40.4	0.97
2016	573	124	158	186	90	15	21.7	27.5	32.4	15.7	2.6	40.6	0.96
2017	579	125	159	187	93	15	21.6	27.4	32.3	16.1	2.6	40.8	0.95
2018	584	126	159	188	96	15	21.5	27.3	32.1	16.5	2.6	41.0	0.94
2019	590	126	160	188	99	16	21.4	27.1	32.0	16.8	2.7	41.2	0.93
2020	595	127	160	189	102	16	21.4	26.9	31.8	17.2	2.7	41.4	0.92
2021	601	128	160	190	106	16	21.3	26.7	31.7	17.6	2.7	41.6	0.91
2022	606	129	160	191	109	17	21.3	26.5	31.6	17.9	2.8	41.8	0.90
2023	611	129	160	192	112	17	21.2	26.3	31.5	18.3	2.8	42.0	0.89
2024	617	130	161	193	115	18	21.1	26.1	31.3	18.7	2.9	42.2	0.87
2025	622	131	161	194	118	18	21.0	25.9	31.2	19.0	2.9	42.4	0.86
2026	627	131	161	195	122	19	20.9	25.7	31.0	19.4	3.0	42.7	0.84
2027	632	132	161	195	125	19	20.8	25.5	30.8	19.7	3.1	42.9	0.83
2028	638	132	162	196	128	20	20.8	25.4	30.7	20.0	3.2	43.1	0.81
2029	643	133	162	196	130	21	20.7	25.2	30.6	20.2	3.3	43.3	0.79
2030	648	133	162	198	132	22	20.6	25.0	30.5	20.4	3.5	43.5	0.78
2031	653	134	162	199	134	24	20.5	24.9	30.5	20.5	3.6	43.7	0.76
2032	657	134	163	200	135	25	20.4	24.7	30.5	20.5	3.9	43.9	0.74
2033	662	135	163	202	136	27	20.4	24.6	30.5	20.5	4.1	44.1	0.72
2034	667	135	163	203	137	28	20.3	24.5	30.4	20.6	4.2	44.2	0.70
2035	671	136	164	204	139	30	20.2	24.4	30.3	20.7	4.4	44.4	0.68
2036	676	136	164	204	141	31	20.1	24.3	30.2	20.8	4.6	44.6	0.67

a Statistics are for 30th June in the year shown (except for the growth rate).

b Growth rate over the 12 month period ending 30th June of the year shown.

c Preliminary ABS population growth estimates for 2006-07.

ATTACHMENT 4

CONCEPT DEVELOPMENT PLANS



INDICATIVE PERSPECTIVE - FRONT ENTRY



INDICATIVE PERSPECTIVE - DRIVEWAY EXIT



INDICATIVE PERSPECTIVE - STREET FACADE



INDICATIVE PERSPECTIVE - DRIVEWAY ENTRY



MASTERPLAN - GROUND FLOOR / LANDSCAPE PLAN



INDICATIVE STREETSCAPE

NOTE:
The images shown are schematic design only and may vary upon further documentation during the development application process.

ATTACHMENT 5

FLOODING REPORT

- o The proposed finished floor levels are to be based on the 1% AEP flood levels with adequate freeboard allowed.

Previous Site Investigation

Northrop Consulting Engineer's previously undertook a flooding assessment for the neighbouring development at 8-10 Ernest Street, Belmont. Within the report it was determined that: -

- o 8-10 Ernest St is affected by flooding from localised runoff due its location in the low point of Ernest St.
- o Stormwater infrastructure within the recently developed site has been designed in order to convey the 1%AEP flow through the site.
- o Stormwater peak flows of 504 L/s (5% AEP) and 679 L/s (1% AEP) are expected to be encountered at the downstream boundary of 8-10 Ernest St.

Catchment Characteristics

A catchment analysis was undertaken to determine the area draining to the site using both LIDAR and site specific survey information.

Following a site inspection and review of the available topographic information for the site, it was determined that the site is located in a natural depression, with three associated sub catchments draining to it. Each of the three identified sub catchments (Site, Glover St and Ernest St), and their approximate boundaries are shown in Figure 1 below.

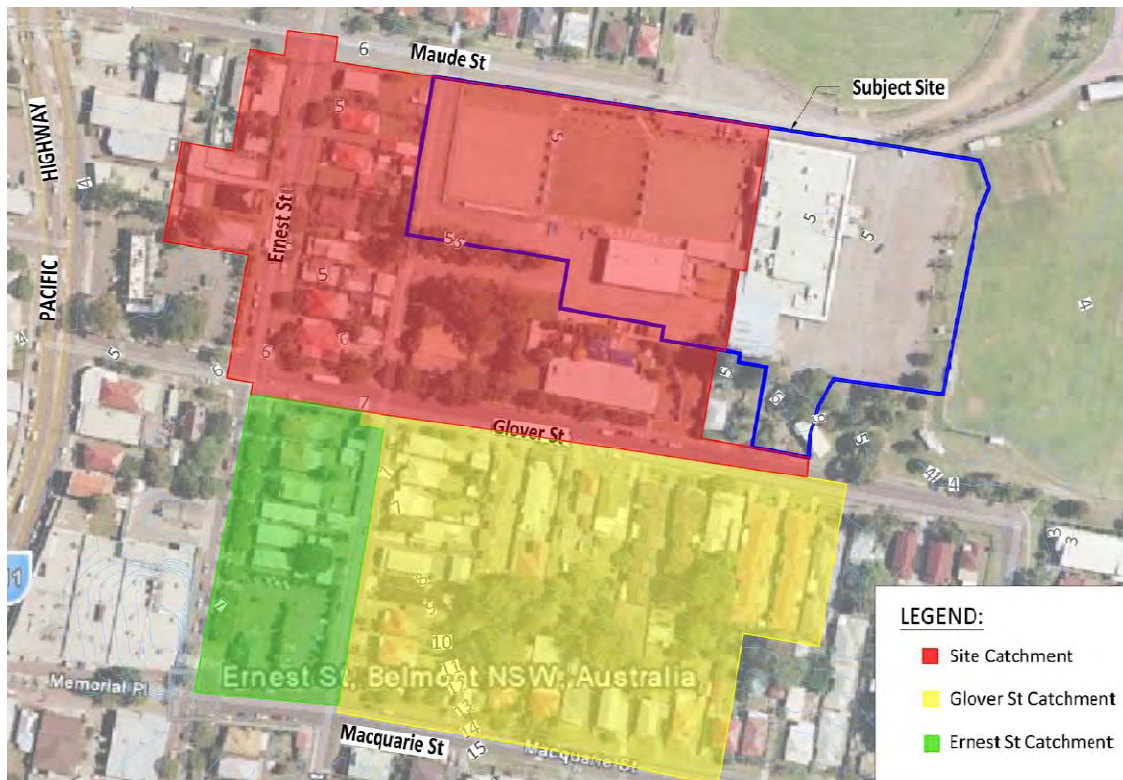


Figure 1 - Catchment plan

Glover Street Catchment – Stormwater runoff within the Glover St Catchment is conveyed via surface flow to the sag inlet pit in Glover Street. It is anticipated that all storm events up to and including the 20% AEP event will be conveyed via existing subsurface pipes to the existing open channel to the east of the site. During larger storm events, existing topography indicates that runoff from Glover Street will pond to a threshold level of 4.67m AHD before overflowing through the adjacent properties to the subject site.

Ernest Street Catchment – Stormwater runoff from the Ernest Street Catchment, upslope of Glover Street, will be conveyed within the Ernest Street kerb and gutter system to the subject site. Calculations undertaken during Northrop's previous flood assessment indicated that the capacity of the gutter at the Glover Street intersection was 140 L/s with the remainder over-topping the Ernest Street crown and being conveyed to the Pacific Highway.

Site Catchment – Stormwater runoff from the Site sub catchment area is conveyed either via piped or surface flow to the subject site. Stormwater overflow from the sub catchment freely discharges to downstream receiving waters via overland surface flow.

Survey details indicate that piped stormwater discharge from the subject site is limited to an existing 600mm diameter pipe which runs east underneath Belmont Sportsmen's Club. It is anticipated that once the capacity of this pipe is reached water will pond within the subject site to the existing depression threshold level of 4.75m AHD. At this level overflow would occur at several places around the perimeter of the depression including Maude Street, Cahill Oval and along the southern side of Belmont Sportsmen's Club.

The 1% AEP peak flow across the site was determined to be 2.11m³/s using the Statistical Rational Method in accordance with AR&R 1987. The broad-crested weir equation was used to determine the depth of flow at the existing overflow points across the site as described above. Based on an estimated weir length of approximately 100m a depth of flow across the existing overflow weir of 0.05m was calculated. As such a peak flood level of 4.80m AHD was adopted for the subject site for a 1% AEP storm event. Calculations are shown in Appendix A. Figure 2 below shows the full extent of flooding during the 1% AEP storm event.

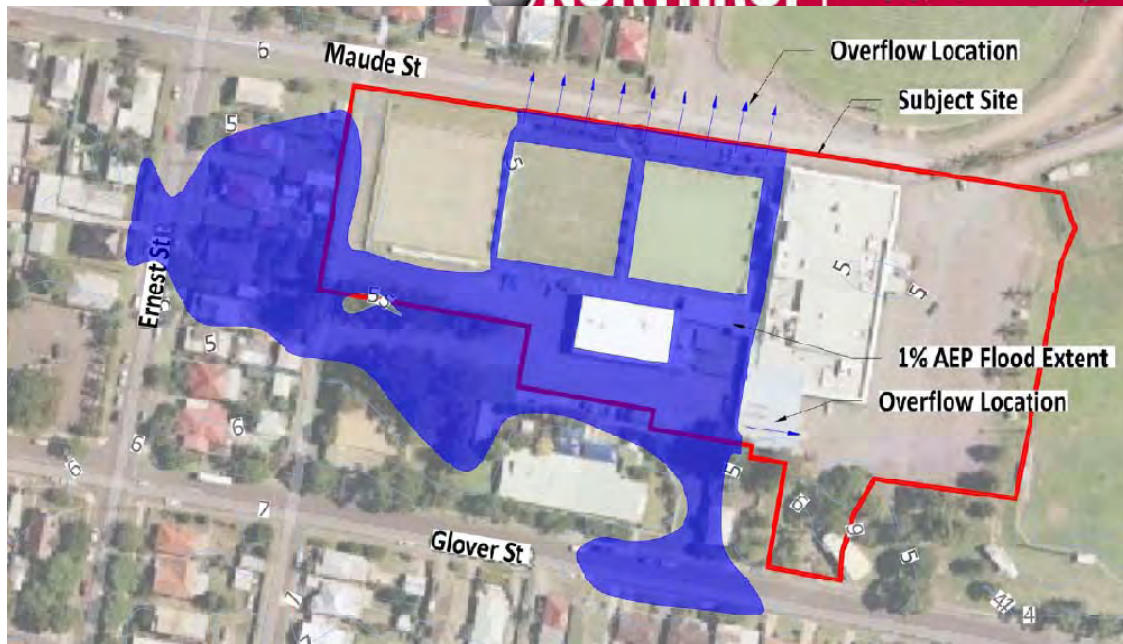


Figure 2 - Catchment plan

Habitable Floor Level

Floor levels for the dwellings are recommended to be set at a minimum of 5.30m AHD to give a freeboard of 500mm above the 1% AEP flood levels as per Lake Macquarie City Councils DCP No. 1 Section 2.1.7.

Proposed Development Recommendations

Due to the nature of the site, the existing flood levels are governed by weir overflow and not by flow conveyance. As such, to maintain the existing site flood levels, the proposed development must maintain and/or develop an overland flow route through the site to Maude Street with a combined threshold level and flow depth less than or equal to 4.80m AHD. Preliminary calculations indicate that this can be achieved with an overflow weir width of 10.0m and a maximum threshold level of 4.55m AHD.

Additional to the required overland flow route, as detailed above, the proposed development: -

- o Must not place fill material where it may affect or dam the existing peak flows, and
- o Must allow for the conveyance of the existing stormwater flows from both Ernest Street and Glover Street to and through the subject site.

We trust this meets your requirements, however should you require anything further, please do not hesitate to contact the undersigned.

Yours sincerely



Mathew McNamara
Civil Engineer



Appendix A

Flood Calculations

PROJECT: FLOOD - MAUDE ST,
BELMONT

JOB No: NL11 0209

PAGE No: 1

DESIGNED: MM

DATE: 08/08/11



Northrop Consulting Engineers Pty Ltd ABN 81 094 433 100

ASSUMPTIONS BASED ON PREVIOUS STUDY (TL090127) FLOWS ENTERING
AT REAR BOUNDARY OF 8-10 ERNEST ST, BELMONT

5% AEP - 504 L/s

1% AEP - 679 L/s

CATCHMENT PARAMETERS

TIME OF CONCENTRATION → 5 minutes

RUNOFF CO-EFFICIENT → $f = 0.70$

$C'_{10} = 0.43$

$C_{10} = 0.759$

5, 20, 100 YR INT → $I_5 = 141.42 \text{ mm/hr}$

$I_{20} = 181.93 \text{ mm/hr}$

$I_{100} = 236.05 \text{ mm/hr}$

ERNEST STREET CATCHMENT

AS PER TL 090127

$Q_5 = 140 \text{ L/s}$

$Q_{20} = 140 \text{ L/s}$

$Q_{100} = 140 \text{ L/s}$

GLOVER STREET CATCHMENT

$$\text{AREA} = 23\,737 \text{ m}^2$$

$$Q_5 = 0.95 \times 0.759 \times 141.42 \times 23\,737 / 3600 = 672 \text{ L/s}$$

$$Q_{20} = 1.05 \times 0.759 \times 181.93 \times 23\,737 / 3600 = 956 \text{ L/s}$$

$$Q_{100} = 1.20 \times 0.759 \times 236.05 \times 23\,737 / 3600 = 1417.6 \text{ L/s}$$

NOTE - GREG FIELD SUGGEST ERNEST STREET DRAINAGE DESIGNED FOR
THE 207. AEP STORM EVENT $\rightarrow$ 672 L/s

$$\therefore Q_5 = 0 \text{ L/s}$$

$$Q_{20} = 284 \text{ L/s}$$

$$Q_{100} = 745.6 \text{ L/s}$$

SITE CATCHMENT (EXCLUDING ERNEST ST FROM TLO9027)

$$\text{AREA} = 18\,345 \text{ m}^2$$

$$Q_5 = 0.95 \times 0.759 \times 141.42 \times 18\,345 / 3600 = 519.6 \text{ L/s}$$

$$Q_{20} = 1.05 \times 0.759 \times 181.93 \times 18\,345 / 3600 = 738.8 \text{ L/s}$$

$$Q_{100} = 1.20 \times 0.759 \times 236.05 \times 18\,345 / 3600 = 1095.6 \text{ L/s}$$

NOTE - $\phi 600$ PIPE LEAVING SITE UNDER SPORTSMEN'S CLUB
CAPACITY $\rightarrow$ 550 L/s (0.5% GRADE)

$\therefore$ TOTAL SITE DISCHARGE

$$Q_5 = 140 + 392.6 + 519.6 + 672 - (672 + 550) = 502.2 \text{ L/s}$$

$$Q_{20} = 140 + 504 + 738.8 + 956 - (672 + 550) = 1116.8 \text{ L/s}$$

$$Q_{100} = 140 + 679 + 1095.6 + 1417.6 - (672 + 550) = 2110.2 \text{ L/s}$$

CHECK OVERFLOW DISCHARGE (EXISTING)

Flows over weir at MAUND ST, STH OF SPORTSMEN'S NEGLIGIBLE.
APPROX 100m OF OVERFLOW WEIR. (RL 4.75m)

$$Q = 1.7 b H^{3/2}$$

$$2.11 = 1.7 \times 100 \times H^{3/2}$$

$$H = 0.053 \text{ m}$$

OVERFLOW FLOOD LEVEL 4.80m

CHECK PIT CAPACITY

$$Q = 1.7 b H^{3/2}$$

$$Q = 0.55 \text{ m}^3/\text{s}$$

$$H = 0.45 \text{ m}$$

$$\therefore b = 0.55 / 1.7 \times 0.45^{3/2}$$

$$= 1.07 \text{ m}$$

Adopt 2.14m (50% Blockage)

USE MINIMUM 600 SQ PIT

CHECK OVERFLOW DISCHARGE & FLOW DEPTH ASSUMING 10m WIDE WEIR.

$$Q = 1.7 b H^{3/2}$$

$$\text{where } Q = 2.11 \text{ \& } b = 10\text{m}$$

$$2.11 = 1.7 \times 10 \times H^{3/2}$$

$$H = 0.25 \text{ m.}$$

Threshold level 4.55m AHD with Flow Depth 0.25m = 4.80m AHD

ATTACHMENT 6

TRAFFIC IMPACT ASSESSMENT

ATTACHMENT 7

CORRESPONDENCE FROM NSW MINE SUBSIDENCE BOARD

In reply please send to: Newcastle District Office

Our reference: PA:KW

Your reference:

Contact: Phil Alexander (02) 4908 4352

RECEIVED
08 JUL 2011

BY:



ANDREW ROACH
PO BOX 1476
GOSFORD NSW 2250

5 July 2011

Dear Sir or Madam,

BUILDING APPLICATION
LOT 20 DP 1046905 NO 2 MAUDE ST BELMONT

This property is not within a proclaimed Mine Subsidence District and is not subject to any building restrictions imposed by the Mine Subsidence Board.

The provisions of the Mine Subsidence Compensation Act cover any improvement erected on this land.

Yours faithfully

Phil Alexander
District Manager

NEWCASTLE

Ground Floor
NSW Government Offices
117 Bull Street
Newcastle West 2302
PO Box 488G Newcastle 2300
Telephone: (02) 4908 4300
Facsimile: (02) 4929 1032
DX 4322 Newcastle West

PICTON

100 Argyle Street
Picton 2571
PO Box 40 Picton 2571
Telephone: (02) 4677 1967
Facsimile: (02) 4677 2040
DX 26053 Picton

SINGLETON

The Central Business Centre
Unit 6, 1 Pitt Street
Singleton 2330
PO Box 524 Singleton 2330
Telephone: (02) 6572 4344
Facsimile: (02) 6572 4504

WYONG

Suite 3 Feldwin Court
30 Hely Street
Wyang 2259
PO Box 157 Wyong 2259
Telephone: (02) 4352 1646
Facsimile: (02) 4352 1757
DX 7317 Wyong

HEAD OFFICE

PO Box 488G
Newcastle 2300
Telephone: (02) 4908 4395
Facsimile: (02) 4929 1032



Email

mail@minesub.nsw.gov.au

Web

www.minesub.nsw.gov.au

24 Hour

Emergency Service
Free Call 1800 248 083

M 10 (Auto) Nov 2001

ATTACHMENT 8

CORRESPONDENCE FROM HUNTER WATER



Hunter Water Corporation
ABN 46 228 513 446
Customer Enquiries 1300 657 657
enquiries@hunterwater.com.au

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300

29 July 2011

Ref:2007-952

Belmont Sportsmans Club Co-Operative Ltd
C/- Andrews Neil Pty Ltd
P O Box 1476
Gosford NSW 2250

RECEIVED
02 AUG 2011
BY:

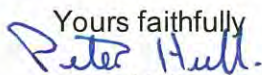
Dear Sir/Madam

RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water's requirements for the provision of water and sewerage facilities to the development of Seniors Living Units (10 x 1b, 32 x 2b) + existing Bowling Club at Lot 20 DP 1046905, 2A Maude Street, Belmont are as follows:

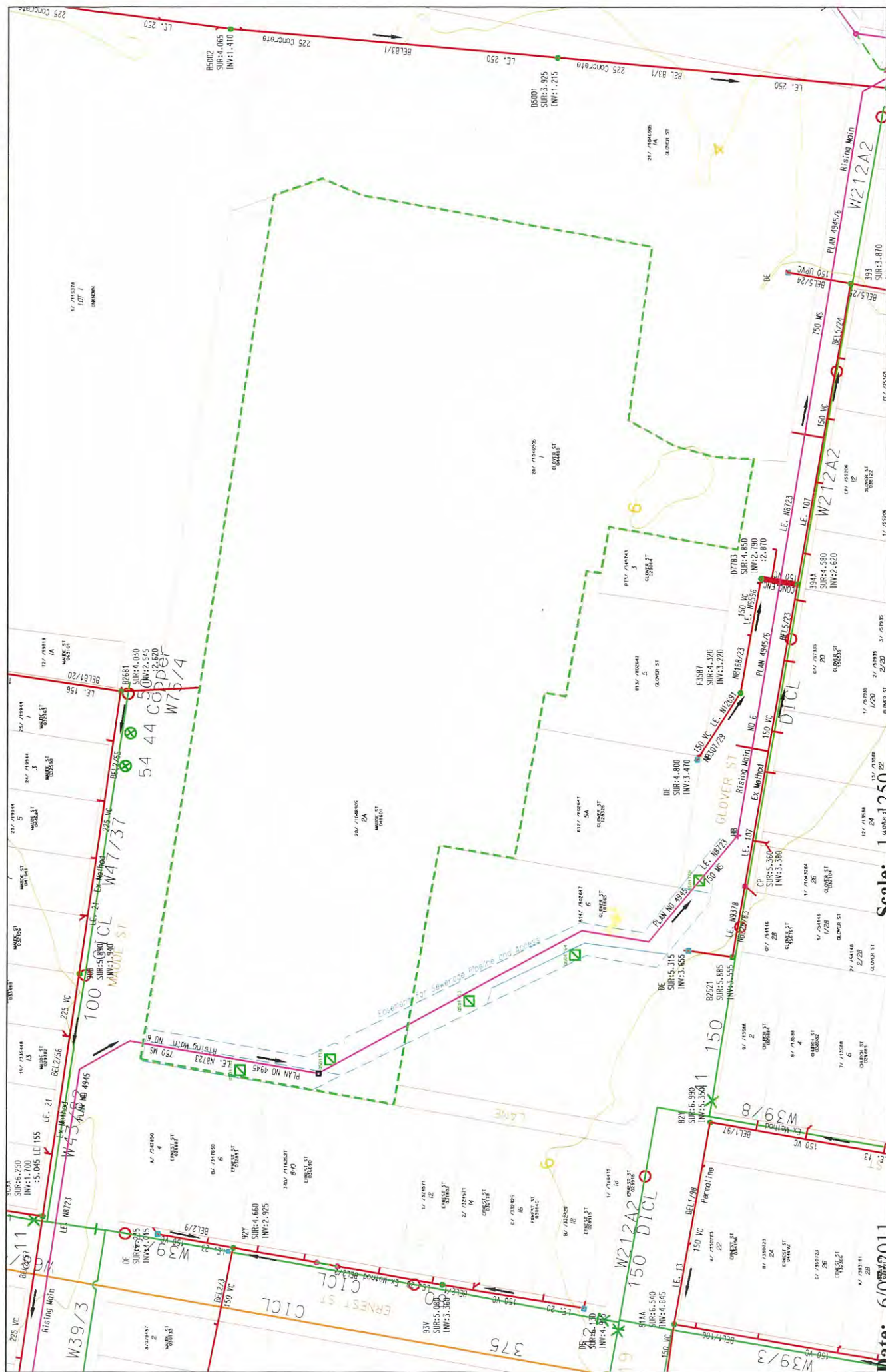
- 1 **It is a condition of this notice letter that formal evidence of Council approval and DA conditions be submitted to Hunter Water prior to the issuing of a Section 50 Certificate.**
- 2 You will be required to submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. If you are unsure please **contact Hunter Water's Hydraulic Consultant on 49799713**. (Refer to the attached booklet).
- 3 It is the developer's responsibility to ensure that the development will drain to the existing sewer point of connection.
- 4 Please note the existence of a 750mm sewer rising main along the western boundary of the lot. Care should be taken to ensure the integrity of this main and allow access to the main at all times for maintenance purposes.

The above requirements are valid for 12 months from the date of this letter and are specific to this development. Within this period Hunter Water's fees are subject to CPI adjustment. Please refer to the attached *Development and Design Assessment booklet*, which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves the right to amend its requirements if we find an error has been made.

Yours faithfully

Peter Hull
Developer Services Officer

Enquiries: Peter Hull
Tel: 1300 657 657
Fax: (02) 4979-9711
Your Ref: 5666

2007-952



Date: 6/07/2011

Scale: 1" = 1250'

Notes: LOT 20 DP 1046905, 2A MAUDE STREET, BELMONT
HUNTER WATER DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN

ATTACHMENT 9

VISUAL IMPACT ASSESSMENT



Visual Impact Statement

Proposed Belmont Lifestyle Village
Maude Street, Belmont NSW
(Lot 20, DP 1046905)

Job No. 11009

July 2011

DRAFT



urban design ■ architecture ■ planning ■ landscape architecture ■ interior architecture

PO Box 1476 Level 3, 19 - 21 Watt Street GOSFORD NSW 2250
T 02 43243633 F 02 43243771 E info@andrewsneil.com.au W www.andrewsneil.com.au







Stevens Construction
Touchstone Property Solutions Pty Ltd

Visual Impact Assessment

(Lot 20, DP 1046905, Maude Street, Belmont)

Job Title: Belmont Lifestyle Village

Job No: 11009

File Location: T:\11\11009 Stevens Constructions Belmont Lifestyle Village\02 Documentation and Drawings\02 Reports\Current\Visual Impact Assessment\Visual Impact Assessment.indd

Quality control plan

ISSUE	DATE	DESCRIPTION	AUTHOR	CHECKED BY
	XX/07/11	Draft issue	ZC	JH

Report Prepared By:

Andrews Neil Urban Design Group

PO Box 1476, GOSFORD NSW 2250

p : 02 4324 3633

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e : info@andrewsneil.com.au

w : www.andrewsneil.com.au

Disclaimer : This report has been prepared based on the information supplied by the Client and investigation undertaken by Andrews Neil Urban Design Group and other consultants. Recommendations are based on professional judgment and whilst every effort has been taken to provide accurate advice, the Client should be aware that Council, Government Agencies and other regulatory authorities may not concur with the recommendations expressed within this report. The preparation of this report does not guarantee approval of any application.

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Appendix A. Landscape Concept Plan



1.0 Introduction

Andrews Neil Urban Design Group (UDG) has been engaged by Stevens Construction to prepare a Visual Impact Statement (VIS) for the site known as the Belmont Sportsmans Club, 2A Maude Street, Belmont (Lot 20, DP 1046905).

This VIS has been provided to identify and assess the potential visual impact of the proposed development which includes self contained residential accommodation and associated services for the aged and/or disabled. The development will involve the construction of 42 residential dwellings comprising 10 x 1 bedroom units and 32 x 2 bedroom units, car parking, storage areas, landscaping and the like. The development is proposed to be constructed on land which is currently utilised as lawn bowling greens associated with the Belmont Sportsmans Club, as well as adjacent hardstand areas currently being used for overflow carparking, bin storage and miscellaneous uses.

1.1 Regional context

The subject land is located at Belmont, approximately 15 kilometers south-west of the regional city of Newcastle, on the eastern side of Lake Macquarie.

The site lies approximately 160 meters east of the Pacific Highway, which is the main arterial carriageway connecting Belmont to the southern Newcastle suburbs (to the north) and the Central Coast (to the south).

A number of retail and commercial premises, including supermarkets, specialty stores, professional and medical services, are located along the Pacific Highway corridor in close proximity to the subject land.

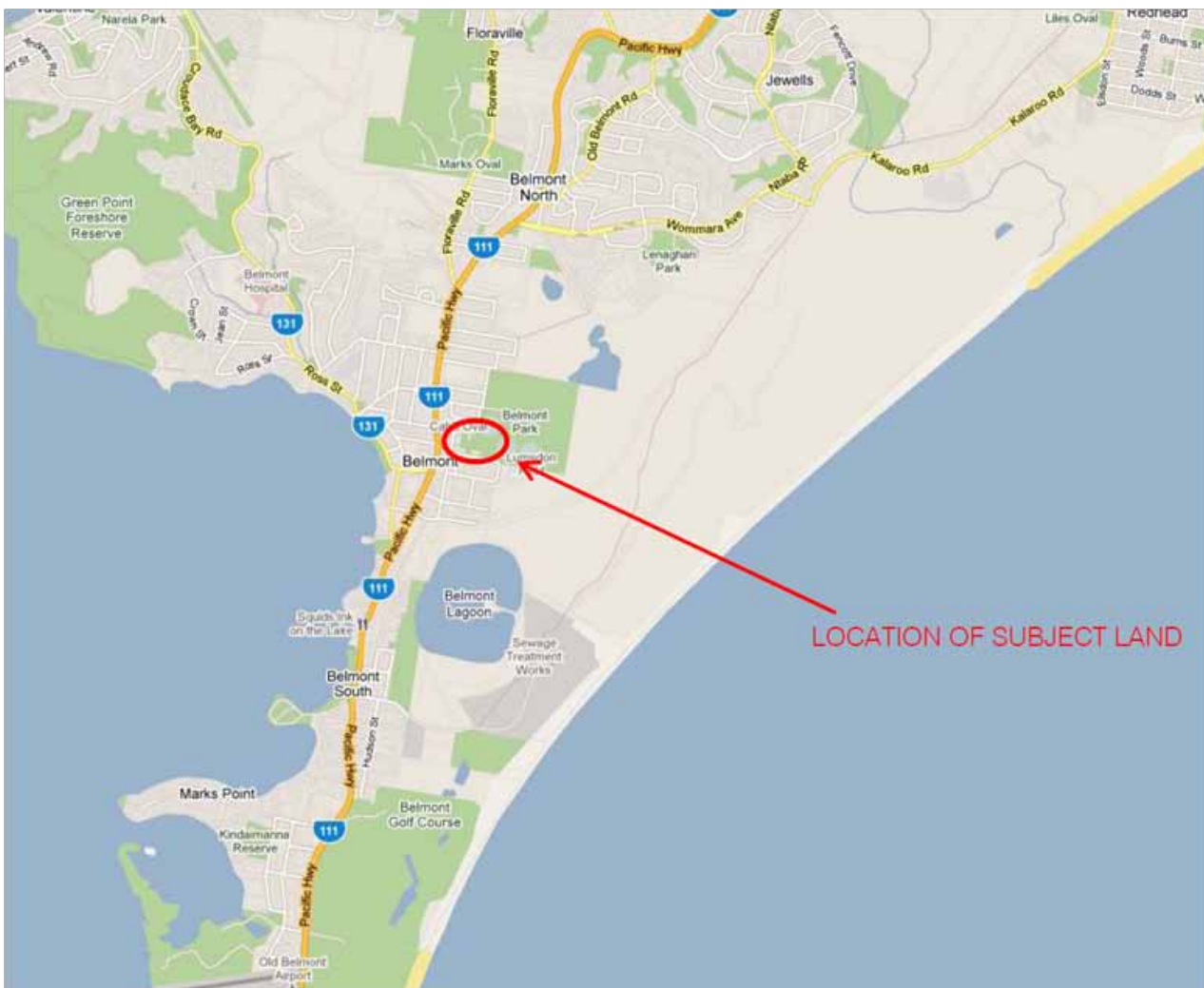


Figure 1. Regional context plan
(Source: Google maps, 2011)

2.0 Site and surrounding development

2.1 Site description

The subject land is situated on the southern side of Maude Street with a handle of land connecting to Glover Street in the south. The land has an area of approximately 1.9 hectares and is currently utilised as a sporting club with three bowling greens. In addition, there are a range of outbuildings and other structures as well as informal car parking and storage areas.

Vehicular access to the subject land is from Maude Street. Car parking spaces for the club are provided at the eastern end of the site, adjacent to Miller Oval. Additional informal parking areas are provided at the rear of the bowling greens and there is an access easement for the child care centre in the south of the subject land which leads to an informal parking area behind the child care centre.

The topography of the site is relatively flat. From Maude and Glover Streets, the land falls gently to a low area in the car park behind the bowling greens. The bowling greens are slightly elevated above the surrounding hardstand areas.

There is no vegetation on the subject land with the exception of a small number of native and exotic shrubs adjacent to the club entry and in the handle of land adjoining Glover Street.

A white picket fence forms the boundary for the bowling greens along Maude Street. Other boundary fencing consists of a mix of timber paling, wire or colourbond steel. There is no fencing at the rear of the informal car parking area adjoining an existing senior citizens centre on Glover Street.



Figure 2. Site plan
(Source: Google maps, 2011)



Photo X. Front entry to the Belmont Sportsmans Club



Photo X. Bowling greens as viewed from the rear car park



Photo X. The bowling greens and Sportsmans Club viewed from Maude Street



Photo X. Access easement used by adjoining childcare centre.



Photo X. Existing bowling greens



Photo X. Entry to the club car parking area from Maude Street

2.2 Surrounding development

To the north-east and east, the subject land adjoins 'Belmont Park', a series of open spaces and recreation facilities including ovals, cricket pitches and netball courts. Belmont Wetlands State Park, a large public parkland with wetlands and open space areas, lies further east of the subject land, beyond the ovals.

To the north, south and west lies the urban development of Belmont. Residential development incorporating primarily single storey detached dwellings occur along Maude Street to the north of the subject land. Residential development to the west along Ernest Street incorporates single storey detached dwellings with more recently constructed medium density residential buildings on land immediately adjoining the western boundary of the subject land. Approximately 200 meters to the west lies the Pacific Highway and the retail and commercial precinct of Belmont CBD.

Land to the immediate south of the subject land is utilised for the purposes of community buildings, including a senior citizens hall and child care centre, with residential development beyond. The residential development includes a mix of older style single dwellings and medium density unit developments.



Photo X. Adjoining medium density residential dwellings



Photo X. Belmont Senior Citizens Centre on Glover Street



Photo X. Belmont commercial area on the Pacific Highway



Photo X. Typical residential streetscape along Ernest Street

3.0 Methodology

The following methodology was used during the preparation of this VIS:

- Site inspection.
- Review of aerial photography and online mapping.
- Desktop analysis and review of literature, including:
 - LMCC LEP (2004)
 - LMCC Scenic Quality Guidelines (2004)

4.0 Landscape setting

Based on LMCC Scenic Quality Guidelines (2004) the subject land is included in the Belmont North Landscape Setting Unit, with a Scenic Quality Rating of *Moderate* and a Visual Accessibility of a *Moderate Viewing Level*.

The Scenic Quality Objectives for land with a Moderate Scenic Quality Rating are as follows.

To ensure that new development does not diminish the scenic quality of Lake Macquarie landscapes by:

- *Maintaining the dominance of the natural landscapes on ridgelines, Lake foreshore and coastline over urban development;*
- *Retaining vegetation and landscape features that contribute to the landscape character in major viewsheds; and*
- *Ensuring new development does not become prominent or dominate the landscape of its setting.*

5.0 Views

5.1 Views of the site from the surrounding area

The subject land is not highly visible from surrounding areas due to the relatively flat terrain and the surrounding land uses.

Five viewpoints have been selected as representative of typical views of the subject site from the surrounding area. These are shown in Figure XXX below and are discussed in the following pages.



- ① Views towards the proposed development from the Pacific Highway / Maude Street intersection
- ② Views along Maude Street towards the proposed development
- ③ Views towards the proposed development from Belmont Park
- ④ Views of the proposed development from the corner of Church and Glover Streets
- ⑤ Views towards the proposed development from Glover Street

Figure X. Viewpoints
(Source: Google maps, 2011)

5.1.1 Views towards the proposed development from the Pacific Highway / Maude Street intersection

The subject land is partially visible from the Pacific Highway / Maude Street intersection, however the views are screened by a slight crest in the road approximately half way along Maude Street.

Motorists driving along the Pacific Highway are unlikely to view the proposed development from the roadway as retail and residential premises provide good screening from the road corridor. Pedestrians walking along the Pacific Highway and looking up Maude Street have distant views of the subject land.



Figure X. Looking towards the proposed development from the Pacific Highway

5.1.2 Views along Maude Street towards the proposed development

Visibilty of the site increases on the approach along Maude Street. The Sportsmans Club buildings, bowling greens and white picket fence are visible at the crest of the road, near the intersection of Maude and Ernest Streets.



Figure X. View along Maude Street towards the proposed development

5.1.3 Views towards the proposed development from Belmont Park

The subject land is visible from the adjacent sporting fields at the end of Maude Street. Entry to the Sportsmans Club and sporting fields is marked by a vertical pillar at the entry to the car park.

A medium density, two storey apartment block adjoins the subject land and is visible at the rear of the bowling greens. A number of Eucalyptus trees on adjoining properties are also visible behind the subject land from this viewpoint.



Figure X. Views towards the proposed development from Belmont Park

5.1.4 Views towards the proposed development from the corner of Church and Glover Streets

An access laneway at the corner of Church and Glover Streets provides glimpses of the bowling greens although the views are screened by several medium sized shrubs and a small number of mature Eucalypt trees. Views extend across the subject land to the residential houses along Maude Street.



Figure X. Views towards the proposed development from the corner of Church and Glover Streets

5.1.5 Views towards the proposed development from Glover Street

Views of the subject land are minimal along Glover Street due to existing community and residential buildings. Some filtered views across to Maude Street are available through the trees adjacent to the Senions Citizens Centre.



Figure X. Views towards the proposed development from Glover Street

6.0 Scenic management

The subject land is classified as being within the Belmont North Landscape Setting, which has a Moderate Scenic Quality Rating under the Lake Macquarie Scenic Quality Guidelines. In addition, the site has been classified as having a Visual Accessibility Rating of 2 (Moderate Viewing Level). Based on these two ratings, a Scenic Management Zone rating is provided within the Guidelines. This places the site in the Scenic Management Zone C. This is defined as:

Moderate to low Scenic Quality and Visual Accessibility and where the landscape values, while not making a significant contribution to the city image and attractiveness do not detract significantly from that image or amenity.

Appendix 5 of the Scenic Quality Guidelines outlines the objectives and strategies for Scenic Management Zones. Under this system, the area is considered to be an *Urban Area*. The Objectives for this area as follows:

- *To maintain the existing desirable character and reinforce the visual landscape and townscape quality and amenity by ensuring developments do not visually dominate and do not exceed a moderate level of visual impact in the context of the setting.*

The strategies for addressing this Scenic Management Zone are as follows:

- *Development demonstrates no detrimental visual impact;*
- *Development considers and enhances the existing desirable character; and*
- *Development visible from Significant Features of View Points and Ridgelines maintains a dominant tree canopy*

6.1 Review of Scenic Quality Objectives

The Scenic Quality Objectives for areas with a Moderate Scenic Quality Rating are described in the Landscape Setting component of this report and given that the proposal lies within an urban area a response to the relevant objectives has been provided below:

6.1.1. *Maintaining the dominance of the natural landscapes on ridgelines, Lake foreshore and coastline over urban development*

The development site is generally clear of vegetation due to its current use as a bowling green and car park and no loss of tree canopy is to occur. New landscape works will complement the proposed built form to provide partial screening and improve the overall aesthetics of the development, allowing it to integrate better with the streetscape. The proposed colour schemes to be used for the development will minimise the visual impact, and allow the development to integrate better with surrounding development.

The LMCC Scenic Quality Guidelines (2004) identifies a number of Significant Features, Viewing Points and Ridgelines which contribute to the area's scenic quality. The Feature Sites closest to the proposed development are the Belmont Bay and Marina and the Lake Macquarie Yacht Club. Given the surrounding built form and relatively flat area occupied by the proposal, it is not considered that the development itself will be visible from these Significant Feature Sites.

Accordingly, the natural character of the ridgeline and lake foreshore will be maintained by the proposed development, minimising the potential visual impact associated with the new works.

6.1.2. *Retaining vegetation and landscape features that contribute to the landscape character in major viewsheds*

The site has been extensively cleared as a result of the existing sporting club and associated bowling greens. The proposed development will provide new landscaping and vegetation, resulting in a built form that contributes to and enhances the landscape character of the area.

6.1.3 *Ensuring new development does not become prominent or dominate the landscape of its setting*

The proposed development consist of 42 residential units provided in three separate buildings with a maximum height of 8 meters (2 storeys) with the exception of some roof features over main entranceways which have a slightly higher roof level of 8.6 meters. When viewed from the streetscape, the proposed development presents as a medium density development, which is consistent with the built form in the surrounding area.

As part of the development, extensive landscaping and vegetation is proposed, including the planting of native trees and shrubs along the boundaries and internal landscaping. Details of this are shown in [Appendix A – Landscape Plan](#).

The visual quality of the subject site will be enhanced by the addition of landscaping and contemporary built form.

7.0 Visual assessment

The subject land is currently developed for the purposes of the Belmont Sportsmans Club and includes three bowling greens and a number of outbuildings and other structures, as well as car parking and outdoor storage areas. The proposed development requires removal of the three bowling greens to provide self-contained residential accommodation and associated services for the aged and/or disabled.

Development in the surrounding area comprises a mixture of single and two storey residences, with a medium density residential flat building adjoining the subject land to the west and single storey residential dwellings to the north, west and south of the subject land. The proposed development is complementary to surrounding land uses, providing a medium density development that will enhance the aesthetics of the site. The proposed design provides a contemporary development with built form and landscaping that compliment the Maude Street streetscape and surrounding area.

The proposed development is expected to result in an acceptable visual impact for the following reasons:

- The site has no existing native vegetation and the new development will incorporate extensive plantings of new trees, shrubs, grasses and groundcovers.
- The development integrates well with surrounding land uses and proposes built form that is in keeping with the landscape character of the area.
- The development will enhance and improve the site with built form and landscaping appropriate to the streetscape.
- The development is not highly visible from the surrounding area and the enhanced landscaping and quality design elements proposed will improve the total visual quality of the subject land.

In addition, by virtue of the topography of the site, nature of surrounding development and the nature of the development, the proposal is unlikely to result in any adverse visual impact on the streetscape or surrounding area. Rather, the proposal is considered to result in a desirable outcome that improves the visual amenity of the area.

Appendix A

Landscape Concept Plan

