

**BRIEFING REPORT
HCJRPP**

Panel Reference	2017HCC055
DA Number	DA2017/00149
LGA	NEWCASTLE CITY COUNCIL
Street Address Lot & DP	90A Vale Street Shortland Lot 1 DP 1215916
Proposed Development	The proposed development relates to stage two of the concept proposal approved in DA2012/0419 which was for a seniors living development consisting of 300 serviced self-care units, a 127 bed residential care facility and associated community facilities. The stage two application is for 45 self-care dwellings and associated infrastructure.
Applicant/Owner	Applicant - PEP Consulting Owner - AVEO Pty Ltd
Date of lodgement	16/02/2017
Zoning	RE2 Private Recreation
Number of Submissions	Notification closes 10/03/2017
Briefing prepared by	Priscilla Emmett

1. Reason for Referral to JRPP

Clause 22 of State Environmental Planning Policy (State and Regional Development) 2011 is as such:

22 Staged development functions for development exceeding minimum capital investment values If:

(a) development of a class or description included in Schedule 4A to the Act is described in that Schedule by reference to a minimum capital investment value, other minimum size or other aspect, and

(b) development the subject of a staged development application under Part 4 of the Act is development so specified, and

(c) the relevant regional panel is satisfied that development the subject of a separate development application forming part of the staged development application is part of a single proposed development so specified,

the functions of a council conferred on the regional panel under this Part extend to the determination of the separate development application.

As the subject development application is a staged development that relates to the concept approval, the Joint Regional Planning Panel is the determining authority. The concept approval was determined by the Panel on the 11 March 2014 (JRPP Ref no 2012HCC016DA) and the cost of works was \$66,536,395.

2. Subject Site

Figure 1 below shows an aerial view of the site and the location of the concept approval and stages one and two. The current legal access to the site is via an easement through the University of Newcastle's land and Shortland Water's Golf Course as approved in the concept development proposal (DA 2012/0419).



Figure 1: Site Aerial

3. The Proposal

The stage two development involves the construction of 45 self-care living dwellings. The dwellings all contain two bedrooms and range in size from 95.1m² to 119.5m². The proposal also involves a landscape strategy which includes the removal of 76 trees, compensatory planting, construction of pedestrian paths and a picnic shelter. The development is shown in Figure 2 below.



Figure 2: Stage 2 development overview

4. Relevant Planning Controls

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No. 71 Coastal Protection
- Newcastle LEP 2012 - the site is zoned RE2 Private Recreation
- Newcastle DCP 2012

5. Public Exhibition

The application is currently on exhibition until the 10 March 2017.

6. Referrals

External:

Agency	Reason	Response
RFS	Special Fire Protection Purpose	Not received to date

Internal:

Referral	Response
Environmental Services (Compliance)	Not received to date
Stormwater/Flooding Engineer	Not received to date
Traffic Engineering	Not received to date

7. Issues

- Compliance with relevant statutory planning instruments

- Consistency with concept approval