

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-110 – DA/3015/2021 - 3A Alick St, 50C Alick St, 11 Brandt Close and 12 Andra Close, Belmont and 36 Ellen St, Belmont South
APPLICANT / OWNER	Lake Macquarie City Council
APPLICATION TYPE	DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 7 of the SRD SEPP: Council related development over \$5 million
KEY SEPP/LEP	Infrastructure SEPP, Vegetation SEPP, Coastal management SEPP 2018, Koala Habitat Protection SEPP 2021, SEPP 44, SEPP 19, SEPP 55, Lake Macquarie LEP
CIV	\$ 5,699,000 (excluding GST)
BRIEFING DATE	16 February 2022

ATTENDEES

APPLICANT	Tony Farrell, Deputy CEO Planning for the Future and Tess Dziwulski, Senior Project Manager
PANEL	Alison McCabe (Chair), Sandra Hutton, Juliet Grant and Roberta Ryan. Riley Hungerford (Gyde) - observing
COUNCIL OFFICER	Johnathon Ford, Glen Mathews, Rosie Turner
CASE MANAGER	Leanne Harris

DA LODGED: 7/12/2021

RFI SUBMISSION: TBA

TENTATIVE PANEL BRIEFING DATE: 20 April 2022

TENTATIVE PANEL DETERMINATION DATE: 8 June 2022

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Hunter and Central Coast Planning Panel and therefore future comment will not be limited to the detail contained within this record of briefing.

COUNCIL SUMMARY:

- DA is for 1.5km of shared pathway as part of a larger works program covered by REFs
- Also includes boardwalks, a bridge and viewing platforms on the western side of Belmont Lagoon
- Designated development due to the presence of mapped coastal wetland
- Public exhibition has concluded and two submissions received which raise concerns with traffic, crime, visual and acoustic privacy and amenity.
- DA has been referred to Fisheries and NRAR
- The Local Aboriginal Land Council (LALC) has been engaged throughout the process.
- Assessment is ongoing and the following are considered key:
 - Zoning / permissibility (characterisation)
 - Ecological impacts
 - Crime prevention / social impacts
 - Noise and amenity
 - Accessibility

APPLICANT OVERVIEW:

- This proposal fits within the Council's larger cycle network
- Will be a key link between the north and south of Lake Macquarie
- FAST abbreviation refers to – Fernleigh Awaba Shared Track
- Site is of significant Aboriginal importance
- Project is being completed in three sections with the parts to the north and south covered by REFs
- 5 options were explored in detail before the preferred route selected
- 18 months of consultation with the community and key stakeholders has been undertaken
- Key design elements have involved the LALC
- Council owned / controlled land, generally flat and application supported by key technical and specialised reports.

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- The Panel wants the Council assessing officers to drill down on the zoning and permissibility issues very early in the process – ensuring that no part of the proposal falls under a Part 5 assessment regime.
- The application needs to be very clear in relation to land owner's consent
- Impacts of construction management need to be covered
- Principles of avoid and minimise to be considered in the biodiversity impacts
- The Panel notes the proximity of parts of the track to residential properties and will want to understand the relationship between the track and these properties (levels, fencing, cross sections etc)
- Other key matters for consideration will be contamination, Aboriginal Cultural assessment and accessibility.
- The Panel would welcome the opportunity to discuss the proposal with the LALC, noting the significant / sensitive nature of the site.
- Future site inspection to be scheduled and coordinated with LALC if possible.