

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Thursday, 15 September 2022, 1:30pm and 2:15pm
<b>LOCATION</b>	MS Teams videoconference

### BRIEFING MATTER

**PPSHCC-110 – Lake Macquarie City Council – DA/3015/2021** - 34 and 50C Alick St, 11 Brandt Close and 12 Andra Close, Belmont and 36 Ellen St, Belmont South

Community Facility and Road - Shared pathway to connect an existing shared pathway at Railway Parade, Belmont (being the existing Fernleigh Track), to another section of shared pathway being constructed along Green Street on the northern side of Ocean Park Road, Belmont South. The proposed shared pathway comprises the construction of a 1.5km pathway including sections of boardwalk bridges and a viewing platform

### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Juliet Grant, Sandra Hutton and Roberta Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Jason Pauling

### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Jonathon Ford, Scott Fatches and Glen Mathews
<b>DEPARTMENT STAFF</b>	Carolyn Hunt and Lisa Foley

### KEY ISSUES DISCUSSED

- Request for additional information issued in May.
- Re-exhibition of amended plans undertaken.
- Minor issues to be resolved prior to determination.
- Application is not integrated development.
- Amendments include:
  - Widened construction corridor and realignment of certain portions - additional lot may need to be included in application;
  - Inclusion of public art project.
- Land contamination – further discussion to be had with applicant, consultant and Council. Not clear what actual recommendations are.

### Planning Panels Secretariat

- The Panel raised concern that contamination is not a conditional matter and the findings and conclusion of the Preliminary Site Inspection need to be understood – need to be clear what is required to satisfy the SEPP.
- Plan of Management addressed flood, bushfire and safety issues.
- Cl.4.6 provided adequate justification for height of buildings variation.
- Conditions proposed in relation to heritage and any unexpected finds.
- Amenities facility now operational to the north of the site, with waste bins proposed along the track.
- Public art concept plans to be provided and location to be identified.
- Comprehensive details of the disturbance area have been requested.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 13 October 2022