

## BRIEFING DETAILS

|                             |                          |
|-----------------------------|--------------------------|
| <b>BRIEFING DATE / TIME</b> | Tuesday, 26 August 2025  |
| <b>LOCATION</b>             | MS Teams Videoconference |

## BRIEFING MATTERS

PPSHCC-371 – Lake Macquarie – DA/2294/2021/A - 2A Maude Street, Belmont 2280 – Seniors Housing

## PANEL MATTERS

|                                 |                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------|
| <b>IN ATTENDANCE</b>            | Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Jason Pauling, Christine Buckley |
| <b>APOLOGIES</b>                | None                                                                                 |
| <b>DECLARATIONS OF INTEREST</b> | None                                                                                 |

## OTHER ATTENDEES

|                                  |                                                                                                   |
|----------------------------------|---------------------------------------------------------------------------------------------------|
| <b>APPLICANT REPRESENTATIVES</b> | Nick Keay, Janice Saw, Trent Watkins, Sam McEachern; Joel Chamberlain, Adam Crampton, Annie Breen |
| <b>COUNCIL ASSESSMENT STAFF:</b> | Geoffrey Keech, Amy Regado                                                                        |
| <b>DEPARTMENT STAFF</b>          | Holly McCann                                                                                      |

## COUNCIL BRIEFING

- External referrals made to: SA NSW, Waters NSW, Ausgrid, and the Design Review Panel.
- Proposal includes 1 additional full floor, adding 26 dwellings (total: 101 dwellings).
- Building height increase of 3.5m (from 7.3m to approx. 10.8m).
- Parking expanded to 127 spaces.
- Council's view is that the development remains substantially the same with no significant impacts.
- Minor changes to balconies and facades; built form largely unchanged.
- Accessible and EV charging spaces relocated to external areas.
- Waste chutes introduced to transport waste/recycling to basement.
- No reduction in deep soil zones; rooftop planting added.
- Site zoned RE2; not eligible for low-to-midrise housing policy. Policy allows up to 6 storeys / 22m height, on surrounding sites. The zoning of this site results in a 10m height limit. The proposed development is approx. 4.5 storeys.
- Southern elevation includes new signage.

## Key Issues and Considerations:

- **EV Parking Design:**
  - 5% of spaces to be EV-ready (4–5 spaces).
  - Only conduit infrastructure included; no wiring or chargers.
  - Basement EV space reduced; additional EV spaces placed externally.
- **Compliance Concerns:**
  - Extended aisles and column placement may not meet Australian Standards.
  - Council to issue RFI for clarification.
- **Tree Removal:**
  - Norfolk Island pine and possible palm trees affected.
  - 3 additional trees removed due to expanded parking (yellow-shaded area).
  - Northside parking shift results in further tree loss.
  - Council to confirm tree species.
- **Environmental & Site Considerations**
  - Waste management referred for improved green waste handling.
  - Contamination addressed through prior testing; original conditions deemed suitable.
  - Landscaping to be finalized during construction phase.
  - Council to issue RFI post-briefing.
- **Council Feedback & Visual Impact**
  - Council generally supportive of increased height.
  - Preference to retain trees, though parking constraints noted.
  - Interface with council playing fields to be carefully managed (e.g. lighting, balcony orientation).
  - Assessment to continue toward final determination.

## APPLICANT BRIEFING

- New ownership structure under Oaktree 2.0, prioritizing resident experience alongside financial viability.
- Increased height and yield to enhance feasibility and maximize site potential.
- Introduction of community and resident amenities on the ground floor—addressing gaps in previous applications.
- Designed for long-term demand, futureproofing, and operational longevity.
- Fully managed build-to-rent model with a 50-year hold; not for individual sale.
- Aims to free up existing housing stock in the surrounding area.
- Original approval granted in June 2022 for 75 living units.
- Site adjoins town centre; not zoned for low-medium housing but meets all other criteria.
- Well-suited for this development type—set back from Glover Street with southern rooftop area positioned for privacy.
- Proposal remains substantially the same, with 26 additional units via one extra floor.
- Minimal impact to adjoining properties confirmed by qualitative analysis.
- Basement expansion allows for split cores, improving circulation and car space distribution.
- Ground level retains core features of approved DA, including central courtyard and enhanced community space detailing.
- Balconies reconfigured to balance size and improve solar access.
- Complex floor plate replicated in new level to maintain design integrity.
- Rooftop communal spaces expanded to support community functions, compensating for ground-level limitations.
- Visual impact deemed acceptable by UDRP; comfortable with scale and visibility of fourth level.
- Amenities relocated to northern end for improved privacy and shading.
- Landscape refinements include removal of redundant circulation and repositioning of amenities to open up space.
- Additional storey introduces positive design enhancements.

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- Emphasis on resident-focused outcomes, privacy, and usability.
- Rooftop areas support community village-style functions.
- Overall proposal reflects a mature, responsive evolution of the original approval.

#### **PANEL COMMENTS**

- The Panel expressed strong support for retention of the Norfolk Island Pines (up to ~25m tall) as these will help frame and soften the visual impact of the building.
- Panel is not supportive of loss of mature vegetation for relocated car parking.
- There is a preference to retain EV charging stations and improve provision.
- Fire risk concerns around EVs have been addressed; current issue relates to electric bikes being brought into residences.
- EV uptake currently is understood to be approximately 10% of new car purchases.
- Query raised regarding provision of electrical points (EPs) for future EV infrastructure.
- Panel understands the changed policy framework surrounding the site and is supportive of additional housing supply in well located sites.
- Support for additional lifts, with emphasis on ensuring they are ambulance-compatible (flat-bed accessible).
- Ensure interfaces with adjacent sportsgrounds remain thoughtfully designed.
- Next steps - proceeding to Council assessment and determination.

#### **Planning Panels Secretariat**

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