

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSHCC - 70
DA Number	DA2021/00071
LGA	Newcastle
Proposed Development	Mixed use development – seniors living and recreation facility (outdoor) – seniors living development (comprising 148 serviced self-care dwellings, wellness centre, and resident amenities), demolition of existing Merewether Golf Club, construction of new club house (including ancillary members services), golf course upgrades, car parking, four lot community title subdivision, temporary facilities (car park, clubhouse and display suites), associated site works, public domain improvements, infrastructure and landscaping
Street Address	40 King Street Adamstown NSW 2289
Applicant/Owner	Merewether Golf Club Ltd
Date of DA lodgement	9 February 2021
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 152 (6 in objection) • 6
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>Pursuant to Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011, the application is referred to the HCCRPP as 'general development with a CIV greater than \$30 million'.</p> <p>The application submitted with City of Newcastle nominates the capital investment value of the project as approximately \$76,892,255 (incl. GST).</p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No.55 (Remediation of Land) • State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004 <p>Note: Site Compatibility Certificate (SCC) issued dated 30 April 2020</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No.65 (Design Quality of Residential Apartment Development) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • Newcastle Local Environmental Plan 2012 (LEP 2012) • Newcastle Development Control Plan 2012 • Site Compatibility Certificate issued for Seniors Living development dated 30 April 2020
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Appendix A – Draft Schedule of Conditions • Appendix B – Plans / Documents submitted with the application for assessment • Appendix C – Site Compatibility Certificate • Appendix D - General Terms of Approval – NSW Rural Fire Service • Appendix E - General Terms of Approval – Subsidence Advisory NSW • Appendix F – Agency Advice – Ausgrid and Transport for NSW • Appendix G – Site Photos and Aerial Photos • Appendix H – SEPP 65 Apartment Design Guide Compliance Table • Appendix I – Newcastle Development Control Plan 2012 Compliance Table • Appendix J – Future Development Application – Current Concept Plans for New 'Greenskeeper' Maintenance Shed
Clause 4.6 requests	Not Applicable
Summary of key submissions	<ul style="list-style-type: none"> • Traffic and parking concerns • Resolution of DA2020/01525 – maintenance shed • Safety from operations of golf course (ie. ball strikes) • Noise • Waste collection • Noise and light overspill
Report prepared by	Amanda Gale, Senior Development Officer (Planning)
Report date	5 October 2021

Summary of s4.15 matters Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not applicable
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.24)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not applicable
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes