

## Record of Kick-Off Briefing Meeting Hunter and Central Coast Regional Planning Panel

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSHCC-90 – Lake Macquarie – DA/2294/2021 - 2A Maude Street, Belmont   |
| <b>APPLICANT / OWNER</b>                        | ADW Johnson / Belmont 88 Pty Ltd   |
| <b>APPLICATION TYPE</b>                         | Capital Investment Value > \$30M   |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | Clause 2 Schedule 7 of the SRD SEPP  |
| <b>KEY SEPP/LEP</b>                             | State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004<br>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development<br>State Environmental Planning Policy No. 55 – Remediation of Land<br>State Environmental Planning Policy (Infrastructure)<br>Lake Macquarie Local Environmental Plan 2014 |
| <b>CIV</b>                                      | \$34,362,842.00  |
| <b>MEETING DATE</b>                             | 13 October 2021  |

### ATTENDEES

|                     |  |
|---------------------|--|
| <b>APPLICANT</b>    | Lucinda Warner, Town Planner, ADW Johnson<br>Dylan Veldman, Oaktree<br>Joel Chamberlain, CKDS Architecture |
| <b>PANEL CHAIR</b>  | Alison McCabe, Chair<br>Juliet Grant, State member<br>Roberta Ryan, State member                           |
| <b>COUNCIL</b>      | Amy Regado<br>Elizabeth Lambert<br>Geoffrey Keech  |
| <b>CASE MANAGER</b> | Alexandra Hafner and Leanne Harris   |
| <b>RSDA TEAM</b>    | Angela Kenna and Lisa Foley  |

## ISSUES DISCUSSED

- Introductions
- Council summary
  - Exhibition commenced 23/09 – end of October, one (1) submission received to date and related to plans available for viewing, housing affordability and urban design.
  - Additional permitted use under Council's LEP.
  - Integrated development referral due to groundwater in basement level carpark.
  - Site and site context: close proximity to Belmont Town Centre and immediately adjacent to Belmont Seniors Centre.
- Applicant summary:
  - Seniors housing development, three storey RFB above basement level parking, ILU's. residential units and community facilities. Six accessible parking spaces at grade.
  - Site zoned RE2 – Private Recreation, additional permitted use sought under LEP.
  - Pre-DA undertaken and refinements included redesign of entry driveway to retain significant trees and TPZ, communal area and foyer relocated towards drop-off zone to increase amenity to ILU's and residential units.
- Council is yet to undertake a complete assessment of the application; 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.
- Social impact assessment prepared by Agis Group, consultant hired as part of the project team and independent to Oaktree.
- Panel will consider if a further panel assessment briefing is required.

## KEY ISSUES FOR CONSIDERATION

- Clause 4.6 variation for height of buildings (<10% variation). Council to confirm the application of the Draft LEP in relation to building height.
- Council's SEPP 65 Panel considered the proposal 13/10. Re-referral may not be required to the Panel. Minimum requirements of SEPP 65 appear to be satisfied.
- Application of Draft SEPPs to be confirmed.
- Interface at the property boundaries, how is the property viewed from adjoining sites and the ability to support good vegetation.
- SEPP 55 – contamination matters.
- Stormwater drainage – easement on site, Council to confirm if existing or new.
- RFI expected to be delivered to Applicant at the end of October 2021.

## REFERRALS REQUIRED

### Internal

Received:

- Environmental Management
- Health (Food)
- Aboriginal Heritage
- Driveway
- CPTED
- Development contributions

Pending:

- Landscape/Streetscape
- Building
- Engineering
- Social Impact
- Waste
- Traffic
- Drainage
- Community land

External

- NRAR
- Ausgrid

**TENTATIVE PANEL BRIEFING DATE – 8 or 9 December 2021**

**TENTATIVE PANEL DETERMINATION DATE – 2 March 2022**