

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 8 December 2021
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-90 – Lake Macquarie – DA/2294/2021 - 2A Maude Street, Belmont - Seniors Housing

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Juliet Grant, John Brockhoff and Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geoffrey Keech, Amy Regado
OTHER	

RSD TEAM

CASE MANAGER	Leanne Harris
PROJECT OFFICER	Apology

KEY ISSUES DISCUSSED

- 2 RFIs have been issued to date.
- Aboriginal heritage – external consultation underway.
- Maude St / sportsfield interface – still being resolved.
- Low lying but not subject to flooding.
- Stormwater – Council pipe / easement to be upgraded with adjoining development.
- Clause 4.6 variation for building height – minor variation.
- Minor contamination on the site, testing has been undertaken and a RAP has been supplied. Council are suggesting additional testing after demolition of the building. The Panel need certainty that the provisions of SEPP have been met and that the land is suitable for its intended use. If conclusions of the contamination report satisfy SEPP 55 further testing should not be required before determination of the DA.
- There have been questions regarding fencing and whether this is a “gated community”. Council considers the pedestrian access only to Maude St as acceptable.
- Setbacks to the east – adjacent to the sporting fields – abrupt setback to parks.

Planning Panels Secretariat

- Edges / interfaces need to be specifically assessed and detailed sections are required which show paths, extent of concrete, steps and retaining walls, landscaping, fencing (acoustic) –The Panel considers this pivotal to the assessment and detail is required.
- The access report should be reviewed given the use of steps through the site.
- The DA has been lodged under the LEP rather than the SEPP Seniors Housing. It is understood that Council will benchmark against the SEPP for accessibility etc and that this is still being assessed.
- Consideration of adjoining playing fields and land use conflicts need to be addressed.
- Lights on the playing fields - assume that lighting needs to be addressed. (light spill)
- SEPP 65 Panel have reviewed and are generally satisfied.
- 3 Glover St – Council owned dwelling. This is on a separate title but the Panel questioned the future use of this and relationship to the proposal.

IS THE APPLICATION READY FOR DETERMINATION? Yes

YES: DETERMINATION DATE: Wednesday, 16 March 2022

ISSUES TO BE RESOLVED:

- 1. Interface with recreation areas / land use conflict**
- 2. accessibility**
- 3. Stormwater**