

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022, 10:30am and 11:15am
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 (Chair), Juliet Grant, John Brockhoff and Jason Pauling
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geoffrey Keech and Amy Regado
DEPARTMENT STAFF	Leanne Harris and Lisa Foley
APPLICANT REPRESENTATIVES – FROM 10:45AM	Dylan Veldman, Angus Brien, Danielle Nicol, Joel Chamberlain and Adam Crampton

KEY ISSUES DISCUSSED

- Current plans reflect Council's advice regarding the sportsground and future planning of this area
- Eastern elevation – no design changes but more detail has been provided
- Central courtyard – increased deep soil and landscaping (northern)
- The applicant's RFI response has generally addressed Council's issues however some internal referrals are still outstanding
- The proposal has been reviewed by Council's Design Review Panel and no further referrals are considered necessary
- Detailed design on stormwater / engineering is underway in conjunction with Council and the adjacent development (2B – currently under construction). A common stormwater engineer is involved in both sites and an existing easement is in place.
- SEPP 55 has been addressed through the provision of a RAP (low level contamination only) and clearance for the site will be required
- Eastern interface – Miller field – palisade fencing proposed. Existing spectator seating in this location is generally not used and the Masterplan for the sporting fields shows the fields being moved east and a 130 space car park on this boundary with a vegetated buffer to the site.

Planning Panels Secretariat

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- Council's planning for the sportsfields is still at a high level but initially proposes use mainly during the day and training at night. There is one existing light – for security rather than sports use. In the future the fields will be fully flood lit for both playing and training – design will be in accordance with Australian Standards to limit light spill. Some security lighting will be needed for the future car park – no details regarding design of this however it too will need to meet the Australian Standards.
- Acoustics – updated acoustic advice provided which considers noise from future car park with the proposed palisade fencing. This concludes no impacts and council concurs however the Panel wants to see a detailed assessment of this issue.
- The Applicant advised that the development has been designed with setbacks ranging from 6 -10 metres + a ring of deep soil and raised ½ metre for flooding. Trying to balance hard screening / visual separation and high amenity. Acoustic impacts are proposed to be handled more through building envelop and glazing rather than acoustic fencing
- The Panel will consider the Sportsground Masterplan as the immediate context for the site and will seek to ensure the functionality of the sportsgrounds are protected. The site needs to be designed to deal with these adjacent land uses and further consideration should be given to the noise assessment and light spill issues (fencing, block out blinds and the like)

TENTATIVE DETERMINATION DATE SCHEDULED FOR 31 MARCH 2022