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| MEMO | | | | |  |
| To: | Hunter and Central Coast Regional Planning Panel | | | | |
| From: | Geoffrey Keech – Senior Development Planner | | | | |
| File: | DA/2294/2021 | **Reference:** | PPSHCC-90 | Date: | 18 May 2022 |
| Subject: | Supplementary information following determination meeting | | | | |

This memorandum addresses the matters raised by Regional Planning Panel (RPP) in the determination meeting on 4 May 2022, as detailed below.

**Summary of changes to draft conditions of consent**

Conditions added:

* Condition 24 – Electric vehicle charging

Plans to be submitted prior to construction certificate.

* Condition 66 – Acid Sulfate Soil Management Plan

Refers to the approved management plan.

* Condition 92 – Stormwater pipe within easement

Stormwater pipe within easement to be installed prior to works above being completed.

* Condition 93 – Electric vehicle charging

Vehicle charger installation to be confirmed prior to occupation certificate.

* Condition 96 – Block out blinds

Management of light spill for bedrooms facing sports grounds.

Conditions deleted:

* Former condition 48 – Street Lighting

Condition was added in error – no street lighting is proposed.

Conditions modified:

* Condition 2 – Approved Documentation

Acid Sulfate Soil management plan added to section b) Document Reference.

Update to pipe network plan Northrop drawing DAC08.01 Rev A (with Council mark up in red) dated 25.03.2022.

* Condition 4 – Water NSW – General Terms of Approval

General Terms of Approval added as issued by Water NSW.

* Condition 5 – Contribution Toward Provision or Improvement of Amenities or Services

Indexation of development contributions.

* Condition 91 – Restriction on the users of the site

Clarified the defined age of “Seniors” as discussed at the determination meeting and deleted the alternative condition option.

* Numbering of conditions corrected

**Acid Sulfate Soil Management Plan**

In accordance with *Lake Macquarie Local Environment Plan 2014* clause 7.1(3), development consent must not be granted for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and provided to the consent authority.

An acid sulfate soil management plan prepared by Douglas Partners for the development has been submitted. The management plan was prepared in accordance with the Acid Sulfate Soil Manual.

The management plan has been included in the list of approved documents and referenced in a condition of consent.

**Timing of implementation of stormwater works**

During the determination meeting the Panel discussed the timing of the stormwater work located within the easement. The applicant has indicated the scheduling of work will be determined by the contractor, and the precise timing is not yet known. A condition has been prepared (as identified below) which restricts the completion of work above the stormwater pipe until after the pipe has been completed. It is known the adjacent development is underway and intends to be operational by the end of 2022, which will require the delivery of the pipe.

Condition 92 Stormwater pipe within easement

No construction or landscaping works are to be finalised within the portion of the site affected by the easement to drain water (DP 1236307) until such time as the stormwater pipe / culvert within the easement as shown on Northrop drawing DAC03.01 Rev E (dated 25/03/22) has been completed.

As identified during the determination meeting, a marked up plan has been devised to clearly delineate the stormwater works included in this consent, and those that will be undertaken via a separate Part 5 approval pathway. A copy of this plan is attached for the Panel’s consideration, and has been included in revised condition 2.

**Water NSW General Terms of Approva**l

The application is integrated development under s91 of the *Water Management Act 2000*, as the site will require dewatering during construction.

The application was referred to Water NSW, who issued General Terms of Approval (GTAs) on 10 May 2022. The GTAs do not have an impact upon the site layout or built form considered by Council and the Panel. The GTAs have been incorporated into the revised draft conditions of consent.

**Electric vehicle charging points**

A new condition has been added to capture the inclusion of electric vehicle (EV) charging points in the residential basement.

As Lake Macquarie City Council does not have an adopted policy for EV, the requirement is based on City of Newcastle’s adopted transport and sustainability goals.

Condition 24 – Electric vehicle charging

At least 5% of the parking spaces at the basement level shall be provided with a minimum ‘Level 2’ charging point consisting of single or three-phase point with a power range of 7kW-22kW, as defined by NSW Electric and Hybrid Vehicle Plan, Future Transport 2056 (21 January 2019)

This requirement has also been included in Condition 93 to ensure the installation of EV charging prior to the issue of an Occupation Certificate.

Condition 93 – Electric vehicle charging

The certifier shall ensure that 5% of the basement parking spaces have been provided with electric vehicle charging points.

**Installation of block out blinds**

The adjacent sports grounds are intended to be floodlit as part of the future upgrades. Light spill from the sports grounds will be mitigated by compliance with the Australian standards for sports field lighting. As discussed at the determination meeting, any residual and reflected light, or any light from vehicles will be managed by block out blinds. The proposed condition of consent requires blinds to be installed and maintained on any bedroom facing the sports fields (described in the condition as eastern and northern facing bedrooms).

Condition 96 Block out blinds

Block out blinds shall be installed and maintained to all eastern and northern facing bedrooms.

A revised set of draft conditions with the changes and inclusions is enclosed. I trust this information assists with the determination of the above application.

**Attachments:**

1. Revised proposed conditions of consent
2. Revised proposed conditions of consent (with tracked changes)
3. Northrop drawing DAC08.01 Rev A (with Council mark up in red) dated 25.03.2022.

Should you have any further questions, or require further information, please contact me on 02 4921 0025 or [gkeech@lakemac.nsw.gov.au](mailto:gkeech@lakemac.nsw.gov.au).



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Development Assessment & Certification