

BRIEFING DETAILS

BRIEFING DATE / TIME	16 September 2020, 10am to 11am
LOCATION	Via videoconference

BRIEFING MATTER

PPS-2017HCC002 – Lake Macquarie – DA/11/2017 - 5 Edgar Street, Belmont - Demolition of existing structures, construction of a mixed use, multi storey development (4 towers) comprising 130 residential units, 3 retail/commercial units, basement car parking and associated landscaping over 14 lots (32-42 Brooks Parade, 2-10 Sharp Street, and 5-11 Edgar Street, Belmont)

PANEL MEMBERS

IN ATTENDANCE	Juliet Grant (acting Chair), Clare Brown, Nicole Gurran and Jason Pauling
APOLOGIES	Scott Anson
DECLARATIONS OF INTEREST	Alison McCabe and Sandra Hutton

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Anna Kleinmeulman and Elizabeth Lambert
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KEY ISSUES DISCUSSED

- Overview of proposed development and key changes since lodgement
- Existing and potential development in the locality and specifically the remaining sites adjacent
- Design Review Panel's advice (Note: latest version of plans has not gone to DRP)
- Development controls including parking, flood management
- Height non-compliances, visual impact and associated Clause 4.6 variation request
- Overshadowing impacts – comparison between compliant and non-compliant schemes
- ADG compliance including building separation and overlooking between towers
- Boundary conditions / public domain interface
- Hunter Water odour assessment – hoping to receive data within three weeks (Council to follow up)
- Additional information required from Applicant before matter can be determined:
 - o updated BASIX certification
 - o further justification for the height non-compliance on Tower A
 - o updated SEPP 65 compliance table and design verification statement
 - o updated shadow diagrams
- Applicant to be given 14 to 21 days to respond to Council's request for information
- DA to be reported to Panel for determination in November 2020

TENTATIVE PANEL MEETING DATE: November 2020