

MEETING DETAILS

MEETING DATE / TIME	Thursday, 27 July 2017 – 2:45 pm to 3:10 pm
LOCATION	Council Chambers, Central Coast Council Wyong Branch, 2 Hely Street, Wyong

BRIEFING MATTER(S)

2017HCC010 – Lake Macquarie – DA/675/2017

482 The Esplanade, Warners Bay

A mixed use development comprising a residential flat building, commercial premises, and associated works, including demolition of existing dwellings, service station, and free standing garages and car wash

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Kara Krason, Michael Leavey, Nick Jones
APOLOGIES	John Gilbert
DECLARATIONS OF INTEREST	Sandra Hutton declared non pecuniary interest as employer is involved with the Applicant – organization with interest being YPI Yahov Property Investments (Warners Bay) Pty Ltd c/- ADW Johnson Pty Ltd Justin Hamilton declared a conflict of interest as his company SHAC were in a Joint Venture with Stewart Architecture to masterplan and design this project for Yahav

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Angela Naylor, Brian Gibson
OTHER	Ken Greenwald

KEY ISSUES DISCUSSED

- Key site
- Height non-compliance
- No FSR control
- Parking provision
- Ceiling heights
- Building presentation to the street, design excellence, visibility from the water
- Lack of landscaping – need for revision
- Noncompliance with building separation controls/ SEPP 65 – need to consider separation allowance, overshadowing, privacy, urban design outcomes and possibly revisiting neighbour setback relationship

TENTATIVE PANEL MEETING DATE: N/A