

MEETING DETAILS

MEETING DATE / TIME	Thursday, 31 August 2017 – opened 1:30 pm – closed 2.00pm
LOCATION	Lake Macquarie City Council, 126-138 Main Road, Speers Point

BRIEFING MATTER(S)

2017HCC021– Lake Macquarie – DA/251/2013/A

4B South Street WINDALE

Building Products warehouse and showroom - Amendment to approved building envelopes, road layout, car parking configuration and engineering arrangements.

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Acting Chair), Kara Krason, Sandra Hutton, Cr Nick Jones
APOLOGIES	None
DECLARATIONS OF INTEREST	Jason Perica declared a non-pecuniary interest as he is working on a DA in Sydney involving Bunnings, and while they are not his client it could lead to a perception of conflict

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Brian Gibson Jonathon Ford
OTHER	None

KEY ISSUES DISCUSSED

- Changes to the siting of development, access and internal circulation compared to the original approval.
- Some questions were asked about the external appearance of the development, and reduced setbacks and landscaping to street frontages, and particularly to the adjoining residential properties to the north. It was noted the building footprint has extended and there appears to be limited softening of this. These issues should be considered and addressed in the assessment, and comparison provided on street frontage between approved and proposed.
- Some further discussion is required to support the proposal being “substantially the same” development, and its compliance with section 96 of the EP&A Act.
- Changes to the translocation area were discussed, and it was noted comments from OEH have not yet been received.
- RMS comments yet to be received, and these may have an impact on access points.
- The assessment should consider whether the JRPP recommended any changes to the approved plans by way of conditions when the original application was determined, and how these, where relevant, are incorporated into the modification
- Consideration should be given to application of the Vegetation in Non-Rural Areas SEPP 2017, and any savings and transitional arrangements.
- Stormwater assessment should consider the stormwater impacts of removal of the detention basin in the south-west corner of the site.

TENTATIVE PANEL MEETING DATE: November 2017