

RECORD OF BRIEFING MEETING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

MEETING DETAILS

MEETING DATE / TIME	Thursday, 30 August 2018 – 1.30 pm to 2.00pm
LOCATION	Lake Macquarie City Council

BRIEFING MATTER(S)

2018HCC010 – Lake Macquarie - DA/419/2018

Address - 114-120 Cary Street TORONTO

Description - Mixed Use Development (commercial/retail and residential flat building with basement parking)

PANEL MEMBERS

IN ATTENDANCE	Jason Perica (Chair), Michael Leavey, Kara Krason, Cr Jason Pauling and Justin Hamilton
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Georgie Williams
OTHER	

KEY ISSUES DISCUSSED:

- Site and surrounding uses and buildings, including heritage items, SEPP 14 and bushland.
- Previous DA, commenced – commercial 2 storey + RFB
- Height non-compliance (3 height controls, 10, 13, 16m), significant non-compliance will need very careful consideration and justification
- Clause 4.6 and visual impacts, whether Planning Proposal warranted
- No FSR control
- Separate access for commercial/residential, RMS views to come
- Rear Road widening – not reserved, though desired by Council engineers. Not proposed
- Site area, urban design and SEPP 65 Panel review process
- Closely consider ADG and guidelines
- Consider measures to address bulk and scale
- A number of outstanding issues – benefit from a further briefing in coming months

TENTATIVE PANEL MEETING DATE: TBC