

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 1 May 2019 – 2:30pm and 3.20pm
LOCATION	Lake Macquarie City Council, 126-138 Main Road Speers Point 228

BRIEFING MATTER(S)

2018HCC010 – Lake Macquarie City Council – DA/419/2018 – 114-120 Cary Street Toronto – Mixed use development including a residential flat building above commercial premises and basement car parking – 124 dwellings, 2872m2 commercial floorspace

PANEL MEMBERS

IN ATTENDANCE	Michael Leavey (Chair), Kara Krason, Julie Savet Ward and Scott Anson
APOLOGIES	Jason Perica
DECLARATIONS OF INTEREST	Justin Hamilton: Advised that he cannot attend this session of the Panel Meeting and has declared a conflict of interest in this project as he is known to Architect on a personal basis. Jason Pauling: Council is investigating a development on an adjacent block and there is potential for a perceived conflict of interest.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Georgie Williams
OTHER	Justin Day and Elizabeth Lambert

KEY ISSUES DISCUSSED

- Panel Operating Procedures – at briefing meetings Panels are not able to offer an opinion on overall merits of a proposal or direct a council in its assessment or any recommendations.
- Building height along Cary Street remains unresolved and Council's position on the clause 4.6 variation was noted. The Panel also noted Council's Design Review Panel (DRP) comments on building height.
- The Panel noted staff advice that the nearby Council owned land to the south-west will be the subject of a future planning proposal to increase building height, potentially to 6 storeys.
- There are a number of still unresolved issues with the proposal, including owner's consent, Hunter Water requirements, RMS requirements/ access arrangements, Arnott Ave road widening, scenic values/ adequacy of landscaping.
- Changes have been made to the northern elevation and setbacks in response to DRP comments.
- The appropriateness of the Cary Street interface was discussed in terms of active use, levels and connectivity between the development and the footpath/ public domain.
- Street wall heights and the block control plans under the Toronto Town Centre Area Plan.
- In the absence of the timely provision of additional information as requested by Council, and resolution of unresolved issues, Council is encouraged to finalise its assessment for formal consideration by the Panel.

TENTATIVE PANEL MEETING DATE: N/A