

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 March 2023, 12.30 to 1.00pm
LOCATION	4 Lake St, Forster

SUBJECT MATTER

PPSHCC-142 – MidCoast – MOD2022/0062 - 4 Lake St, Forster - Mixed use development – Forster Civic Precinct

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara and David West
APOLOGIES	Alan Tickle
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bruce Moore, Kieran Woodall and Pru Tucker
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- The Panel were provided with an overview of the site, the mixed-use approval and Council interest in the site.
- Proposed changes in the modification application were outlined.
- Changes to the building form were discussed.
- The Panel notes that the applicant has provided a power point presentation showing changes to the plans and elevations and the use of photo montages.
- The Panel also notes the provision of legal advice from the applicant regarding the ability of the consent authority to deal with the proposed changes in land use via a modification.

The Panel note their earlier advice that a comprehensive qualitative and quantitative assessment of the proposed changes are required and expects the applicant to provide Council with clear plans which factually show the degree of change between the DA as approved and the modifications now proposed.

A further applicant briefing may be required and this will be discussed further with Council.

Planning Panels Secretariat