

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	18 August 2020, 1:45pm-2:50pm
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-51 – Lake Macquarie - DA/954/2020 - 12, 20 and 22 Lake Street Windale - Demolition, Community Facility and Library

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Juliet Grant and Scott Anson
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Jason Pauling

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Jonathan Ford
OTHER	Lisa Foley – Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Car parking
 - Council is seeking further information from the applicant as to whether a compliant rate of car parking is proposed.
- Vehicular Access
 - Need to ensure vehicular access does not rely on private lands outside of site without appropriate mechanism in place.
- Crime risk / prevention
 - Consider potential issues regarding dead-end landscaped areas.
- Zone transition
 - Consider appropriate transitions between the business and residential zones.
 - Provide details on boundary relationships including any retaining walls and fence heights – cross sections.
- Tree retention
 - Consider impact on mature trees on adjoining lots and provide details of how they are to be retained – including protection measures.
- Noise
 - Acoustic impacts to be considered and addressed, particularly noting proposed operating hours and location of residential landuses.

Planning Panels Secretariat

- Streetscape activation
 - o Consider activation along the Lake Street frontage and relationship of public building to the public domain.
 - o Panel question why there were limited openings to the street.
 - o Need to understand architectural approach.
 - o Examples of other new library buildings that have a more open presentation to the street. E.g. Surry Hills Library.

TENTATIVE PANEL MEETING DATE: October 2020