

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 9 September 2020, 11:30am and 12:15pm Site inspection undertaken during briefing
LOCATION	On site - 2a Main Street, Boolaroo

### BRIEFING MATTER

#### PPSHCC-53 – Lake Macquarie - DA/1166/2020

2a Main Street, Boolaroo

The construction of a new Costco Wholesale and Retail Warehouse building totalling 13,786.4m<sup>2</sup> GFA including a new Costco Service Station, an at grade car park providing 822 Spaces, internal access road connecting to Hague Road, and construction of landscaping and associated physical infrastructure, stormwater measures and utilities.

### PANEL MEMBERS

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

### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Glen Mathews
OTHER	Amy Regado Elizabeth Lambert

### KEY ISSUES DISCUSSED

- Ensuring landscaping quality and quantity is improved across the site for amenity and to address visual impacts. Particular focus on boundary landscaping and edge treatments
- Noted oversupply of car spaces
- Consideration of SEPP 55 and clarification of the site's contaminated history, remediation undertaken and impact of any earthworks/deep soil landscaping proposed
- Detailed consideration of traffic impacts and upgrades required. The report needs to address:
  - Where contributions for traffic mitigation measures are proposed, clarification on the legislative framework for these upgrades
  - Consideration to be given to the environmental impacts of any traffic upgrades required
- Inclusion of electric vehicle charge points

### Planning Panels Secretariat

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- Consideration of interface outcomes to residential lands, including landscaping outcomes, vehicle access proposed, service location and design
- Need to ensure an appropriate streetscape address to residential lands and mitigation of impacts
- Providing additional detail on retail impact
- Clarification of hours of operations including deliveries
- Consideration of permissibility options for stormwater infrastructure currently located in SP1 lands (i.e. SEPP Infrastructure) or redesign to relocate infrastructure in B7 lands
- Relationship with subdivision application under assessment by Council, and any parameters conditioned to be in place to enable the current application to be determined
- Ensuring detailed response to submissions is provided

**TENTATIVE PANEL MEETING DATE:** November 2020