



Hawkesbury City Council

special meeting business paper

date of meeting: 19 March 2004

location: Council Chambers

time: 7:00pm

SPECIAL MEETING

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AGENDA

- **Apologies.**
 - **SECTION 4 - Reports for Determination**
- 32:** Proposed Shopping Centre Complex and Road Works, Johnston Street, Windsor
(known as Hollands Paddock)
DA0098/04/EVD/ORC19SAX.V02 4

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The Proposal

The application proposes the following:

1. The demolition of the existing commercial buildings that front George St being No. 233, No. 225-227 and No. 235;
2. The erection of a two storey building, with an overall gross retail floor area 9,270sqm, comprising one level of retail space (first floor) and one level of car parking (basement.) The internal space of the first floor is to be used for a supermarket, specialty shops, kiosks, eating areas, public and employee amenities and centre management facilities. The external space of the first floor is to be used as a loading/delivery area (service vehicle docks and access corridors).
3. Roadworks (including the widening of roads, re-construction of driveways and removal of trees) on Council owned lands, to facilitate access via a private access point and Council owned lands.
4. Being a boundary adjustment with No. 17 Johnston Street of 1 (one) metre to provide for vehicle access to the rear of that property.

Proposed by the applicant are as follows:

- Shops Gross Floor Area of 9, 270sqm, including supermarket of 3,600sqm;
- Car park Vehicle spaces for 325 vehicles;
- Loading Facilities Two (2) enclosed loading docks and one (1) delivery area on the north-eastern side of the shopping centre, with the provision of a turning bay for service vehicles. The loading docks are at retail floor level and accessed via a ramp from Johnston Street.
- Car Park Access
 - Entry/Exit from New Street
 - Entry/Exit from the Terrace
 - Entry only from Johnston Street.
- Road Works Widening of the intersection of Johnston Street and The Terrace to the boundary with the site to provide access for services vehicles and two-way traffic (referred to as the 'Howe Park access point' in this report); widening of the laneway between No. 19 and No. 23-27 Johnston Street (referred to as the 'Laneway access point' in this report); reconstruction of the driveway in New Street;
- Building Design The elevation fronting George Street has a stylised façade made up of an eclectic mix of classical and traditional elements. It would read as five 2 (two) storey buildings with a parapet roofline.

Remaining elevations have architrave design elements, with generally blank walls, and a parapet roofline. The roof is flat and includes six lantern roof elements, which are referred to as skylight features. The lanterns are of various sizes and would sit above the roofline;

- **Building Height** A 2 (two) storey building over the site, achieving about 8 (eight) metres (and 11 (eleven) metres to main parapet feature) on George Street with the remainder of the building achieving a height of about 13 (thirteen) metres, excluding the roof features. The building will utilise the fall across the site (to the west) to create more space within the two storeys;
- **Trees & Landscaping** The removal of all the trees on the north-western boundary and on the laneway between No. 19 and No. 23-27 Johnston Street.

Some planting will occur near the Howe Park access point (that part of Landscape Concept Plan to be actioned by applicant); on lands part of Union Lane (as shown on plan); and on the boundary at the rear of No. 17 and No. 19 Johnston Street in the form of planter boxes;
- **Hours of Operation** Shopping Centre: 7.00am to Midnight, Monday to Saturday; 8.00am to 8.00pm, Sunday (customers);

Loading Dock: To operate EPA day and evening time hours (7.00am to 10.00pm);
- **Employment** At full operation about 200 (two hundred) full-time and part-time employees expected;
- **Evacuation Route** For flood events, through the shopping centre (service corridor) and construction of a two pedestrian ramps; and

The application does not seek approval for:

- (i) The rezoning of any of the site, as indicated in the supporting information;
- (ii) Any signage, as confirmed by the applicant which would be subject to a separate development application;
- (iii) Any landscaping works, earthworks or the removal of the road in Howe Park (shown a Landscape Concept Plan submitted with the application but which does not form part of the application);
- (iv) Any works to the existing Girl Guide Hall; and
- (v) Any service station.

The application includes a request for the in-principal support for demolishing the existing Girl Guide Hall and the erection of a new Girl Guide Hall in Howe Park and the construction of a Children's' Playground, which would be undertaken subject to granting of development approval for the shopping centre and subject to Council adopting a Plan of Management (POM) for the Park that supports this proposal.

Statements about works principally in Howe Park being part of the application or contributing to the merits of the application are noted only.

Assessment

A complete assessment has been carried out in accordance with the requirements of the Environmental Planning and Assessment Act 1979. A report of the key issues and a recommendation will be provided to Council as a supplementary report.

RECOMMENDATION:

This report be considered in conjunction with the supplementary report and recommendation.

ATTACHMENTS:

There are no supporting documents for this report.

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