

## Rylan Gibson

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**From:** Leonie Bryson <Leonie.Bryson@maitland.nsw.gov.au>  
**Sent:** Thursday, 27 May 2021 7:34 AM  
**To:** Sam Rowe; Claire Swan  
**Cc:** Andrew Neil; Andrew Donald  
**Subject:** RE: Rezoning Application 107 Haussman Drive

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Hi Sam,

Thanks for sending this through. I will prepare the invoice for lodgement.  
In the meantime can you please ensure that the rezoning application and revised supporting information is updated in your ePlanning Portal application (PAN-2021-2820) as assessment will be undertaken through this platform.  
Missing or inconsistent information on the Portal may cause unnecessary delays throughout the process.

Kind regards,

**Leonie Bryson**  
Strategic Planner  
Planning and Environment | Maitland City Council  
t 02 4934 9771  
f 02 4934 8469  
m 0474938297  
[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)



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**From:** Sam Rowe <sam@mccloygroup.com.au>  
**Sent:** Wednesday, 26 May 2021 10:41 AM  
**To:** Leonie Bryson <Leonie.Bryson@maitland.nsw.gov.au>; Claire Swan <Claire.Swan@maitland.nsw.gov.au>  
**Cc:** Andrew Neil <Andrew.Neil@maitland.nsw.gov.au>; Andrew Donald <ADonald@barrpandp.com.au>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

Hi Leonie,

Please see attached the updated report reflecting the zone boundaries as proposed and outlining the proposed strategy as discussed last week.

Could you please move forward with the application and issue invoice accordingly.

Regards



### **SAM ROWE PROJECT DIRECTOR**

p 02 4945 7500 f 02 4929 6472  
e [sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)

Suite 2, Ground Floor, 317 Hunter St Newcastle NSW 2300  
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**From:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>  
**Sent:** Monday, 24 May 2021 3:59 PM  
**To:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>; Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>  
**Cc:** Andrew Neil <[Andrew.Neil@maitland.nsw.gov.au](mailto:Andrew.Neil@maitland.nsw.gov.au)>; Andrew Donald <[ADonald@barrpandp.com.au](mailto:ADonald@barrpandp.com.au)>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

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Hi Sam,

Thank you for the update, we look forward to receiving the revised information and proceeding with lodgement at the end of May.

Kind regards,

**Leonie Bryson**  
Strategic Planner  
Planning and Environment | Maitland City Council  
t 02 4934 9771  
f 02 4934 8469  
m 0474938297  
[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)



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**From:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>  
**Sent:** Monday, 24 May 2021 3:16 PM  
**To:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>; Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>  
**Cc:** Andrew Neil <[Andrew.Neil@maitland.nsw.gov.au](mailto:Andrew.Neil@maitland.nsw.gov.au)>; Andrew Donald <[ADonald@barrpandp.com.au](mailto:ADonald@barrpandp.com.au)>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

Hi Leonie/Claire,

The updates required to address Biodiversity are taking a little longer than expected. I've been promised the updated report by the end of May.

I have obtained a summary re: stormwater management from our civil engineer (pasted against Stormwater Management in email below).

On the basis that an updated ecological report is being provided by the end of the month – could we please proceed with the lodgement and issue invoice for payment so that we can keep this moving?

Regards



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**From:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>

**Sent:** Friday, 14 May 2021 10:53 AM

**To:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>; Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>

**Cc:** Andrew Neil <[Andrew.Neil@maitland.nsw.gov.au](mailto:Andrew.Neil@maitland.nsw.gov.au)>; Andrew Donald <[ADonald@barrpandp.com.au](mailto:ADonald@barrpandp.com.au)>

**Subject:** RE: Rezoning Application 107 Haussman Drive

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Hi Sam,

Thanks for reviewing and actioning the meeting minutes so promptly. Clarification is provided on your points below:

**Land Use Configuration:** Council will accept lodgement of the indicative land use configurations as revised, subject to further assessment throughout the gateway process. Council will be interested in the results of the revised ecological assessment to confirm remaining biodiversity values of the site.

**Biodiversity:** Noted.

**Bushfire Risk Mitigation:** The intended secondary access point is not clear from the provided Bushfire Assessment. This detail can be confirmed post-lodgement during the preparation of reports to Council and can be reflected in Council's planning proposal.

**Contamination:** The Phase 1 report and supplementary water/sediment testing will be sufficient to lodge the application. Validation of the fill material currently being brought to the site will be required prior to finalisation of the plan.

**Stormwater Management:** Rezoning and subsequent development of the subject site will increase stormwater runoff. This matter would normally be assessed and managed in conjunction with a development application. Appropriate infrastructure for detaining and improving the quality of stormwater flows exiting the site will be incorporated into future development of the land. In conjunction with development of the subdivision layout for the site a detailed Stormwater Management Plan for the site will be developed to demonstrate how the cumulative effect of the development on pre-and post-development stormwater flows will be controlled and minimised. Given the existing drainage gully and sediment basin on site the intention will be to utilise this existing infrastructure to an extent by providing on-site detention to detain stormwater at the existing low point for slow release downstream. This will minimise the downstream impacts of the proposal in accordance with Council's stormwater policy and the requirements of the SEPP. The Stormwater Management Plan would detail the total catchment area for the final development footprint within 18.97ha site. To ensure that post-development flows can be attenuated to pre-development flows, the capacity of the on-site detention storage is likely to be in the order of 4,500m<sup>3</sup>.

**Traffic:** Happy to accept the prepared traffic assessment for the purposes of lodgement. The assumptions within the report will be reviewed during assessment from our internal Traffic Engineering team, where further information may be requested.

Please let me know if you have any further questions.

Kind regards,

**Leonie Bryson**  
Strategic Planner  
Planning and Environment | Maitland City Council  
t 02 4934 9771  
f 02 4934 8469  
m 0474938297  
[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)



**From:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>  
**Sent:** Thursday, 13 May 2021 3:31 PM  
**To:** Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>  
**Cc:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>; Andrew Neil <[Andrew.Neil@maitland.nsw.gov.au](mailto:Andrew.Neil@maitland.nsw.gov.au)>; Andrew Donald <[ADonald@barrpandp.com.au](mailto:ADonald@barrpandp.com.au)>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

Hi Claire/Leonie,

Thanks for sending this through. Just want to clarify a few things before formalising the response, as there are some things mentioned in the letter that were not discussed.

- **Land use configuration:** I've attached a first draft of proposed zoning and indicative land use plan if you could confirm this aligns with your request.
- **Biodiversity:** Additional work in this regard has commenced and will be provide with our formal response.
- **Bushfire Risk Mitigation:** The current Seniors Living approval over the site allows for an emergency fire trail to the north which has been cleared. In addition, the indicative land use plan the maintains a connection through to the adjacent property to the east. It would be expected that the Planning Proposal is sent to the RFS for their assessment accordingly.
- **Contamination:** A Phase 1 Contamination report has been done for the site and included within the Planning Proposal. At our meeting we discussed that the only additional information required in this regard was some water sampling. This has been completed and report attached, I trust this is sufficient.
- **Stormwater Management:** We will address accordingly within our formal response.
- **Traffic:** This was not discussed at the meeting. The traffic report submitted is not several years old it was prepared in October 202 for the rezoning. It is acknowledged that the traffic counts were undertaken in 2017, however the report states the following to account for that; *To account for expected increase in traffic volumes between 2017 and 2020, a linear growth factor of 2% p.a. over 3 years has been applied to all approaches of the May 2017 traffic volumes. The application of a 2% growth factor is a standard approach for adapting historical count data in the absence of more localised traffic growth rates and is considered a conservative approach for these specific intersections.* Noting there is an approval in place for 156 dwellings it is considered that the report provided at this point is sufficient for assessment and more detailed traffic counts be undertaken at DA stage.

I look forward to a response in relation to the above items before we proceed to submit a formal response including the updated biodiversity assessment.

Kind Regards



**SAM ROWE PROJECT DIRECTOR**

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**From:** Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>  
**Sent:** Wednesday, 12 May 2021 2:21 PM  
**To:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>  
**Cc:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>; Andrew Neil <[Andrew.Neil@maitland.nsw.gov.au](mailto:Andrew.Neil@maitland.nsw.gov.au)>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

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Hi Sam,

Thanks for making the pre lodgement payment.

Please see attached the minutes for the meeting Tuesday 27th April 2021 regarding the rezoning request for 107 Haussman Drive, Thornton.

I have also provided, for reference, the following:

- Link to - [Maitland City Council's Contaminated Land Policy – Land Use Planning](#)
- Rezoning Proposal as submitted for record.

The additional information required as set out in the meeting minutes, should be uploaded to the Planning Portal under the existing application PP-2021-2820. Once uploaded, Council will finalise the proposal assessment, issue the relevant fee schedule and invoice for lodgement fees. Once the lodgement fees are paid, Council can commence the next phase of the planning portal process, being adequacy assessment.

For your information, the rezoning request as submitted is categorised as a Category III application and in accordance with Council's adopted Fees and Charges 2020/21, the total fee for a proposal such as this is currently \$45,659.00.

The fee structure for a Category III proposal is as follows:

**\$4,076.00 Lodgement Fee** – to be paid at lodgement stage and prior to assessment commencing.

**\$20,791.50 Part A Fee** – to be paid after Council resolves to prepare the planning proposal.

**\$20,791.50 Part B Fee** – to be paid prior to the commencement of public exhibition.

**\$45,659.00 Total (Lodgement and Assessment Fees)**

If you have any questions, please don't hesitate to contact Leonie Bryson on 02 4934 9771 or at [leonie.bryson@maitland.nsw.gov.au](mailto:leonie.bryson@maitland.nsw.gov.au)

Thanks,  
Claire.

**Claire Swan**  
Coordinator City Planning  
Planning and Environment | Maitland City Council  
m 0448524383  
[claire.swan@maitland.nsw.gov.au](mailto:claire.swan@maitland.nsw.gov.au)



**From:** Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>  
**Sent:** Wednesday, 12 May 2021 8:59 AM  
**To:** Claire Swan <[Claire.Swan@maitland.nsw.gov.au](mailto:Claire.Swan@maitland.nsw.gov.au)>  
**Subject:** FW: Rezoning Application 107 Haussman Drive

Hi Claire,

Could you please issue minutes in Leonies absence

Regards



**SAM ROWE PROJECT DIRECTOR**

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**From:** Sam Rowe  
**Sent:** Wednesday, 12 May 2021 8:52 AM  
**To:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>  
**Subject:** RE: Rezoning Application 107 Haussman Drive

Hi Leonie,

Apologies – I only just received the invoice and just paid on card – see attached

Please issue minutes

Regards



**SAM ROWE PROJECT DIRECTOR**

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**From:** Leonie Bryson <[Leonie.Bryson@maitland.nsw.gov.au](mailto:Leonie.Bryson@maitland.nsw.gov.au)>  
**Sent:** Tuesday, 11 May 2021 4:58 PM

To: Sam Rowe <[sam@mccloygroup.com.au](mailto:sam@mccloygroup.com.au)>  
Subject: Rezoning Application 107 Haussman Drive

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Hi Sam,

Hope you are well.

I have not yet received confirmation of payment for our pre-lodgement meeting on 27<sup>th</sup> April from our accounts team.

Once organised, If you send evidence of payment directly to me I can issue the meeting minutes thereafter.

Thanks kindly,

**Leonie Bryson**  
Strategic Planner  
Planning and Environment | Maitland City Council  
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m 0474938297  
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