

## HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

Meeting held at Maitland Town Hall  
on Thursday 12 November 2015 at 2.30 pm

Panel Members: Garry Fielding (Chair), Jason Perica, Kara Krason, Peter Blackmore and Bob Geoghegan

Apologies: Peter Blackmore, Bob Geoghegan - Declarations of Interest: Nil

### Determination and Statement of Reasons

**2015HCC018 – DA15-1228 -Maitland City Council**, Demolition of existing grandstands, canteen & associated buildings and construction of new grandstand & building incorporating canteen and associated amenities, Off Raglan and Odd Streets Horseshoe Bend and James and High Streets, Maitland.

**Date of determination:** 12 November 2015

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The proposal is consistent with Maitland LEP 2011.
2. The assessment of parking and traffic associated with the proposal was considered to be addressed comprehensively within the assessment report.
3. The design of the proposal was considered quite appropriate within the locality
4. The upgrading of the sports ground is considered to be in the public interest.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report and with amendments to Conditions 14, 19, 20 and 26 at the meeting.

**Panel members:**



**Garry Fielding (Chair)**



**Jason Perica**



**Kara Krason**

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## SCHEDULE 1

1	<b>JRPP Reference – 2015HCC018, LGA – Maitland City Council, DA15-1228</b>
2	<b>Proposed development:</b> Demolition of existing grandstands, canteen & associated buildings and construction of new grandstand & building incorporating canteen and associated amenities.
3	<b>Street address:</b> Off Raglan and Odd Streets Horseshoe Bend and James and High Streets, Maitland.
4	<b>Applicant/Owner:</b> Applicant – Maitland City Council, Owner – Maitland City Council and State of NSW
5	<b>Type of Regional development:</b> The proposal has a Capital Investment Value of over \$5 million and Council is the applicant.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Maitland Local Environmental Plan 2011;</li> <li>○ SEPP (State &amp; Regional Development) 2011;</li> <li>○ State Environmental Planning Policy 55 (Remediation of Land)</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007;</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Maitland Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report including schedule of conditions, Written Submissions, Locality Plan, Development Plans, Cover Sheet, Context Plan, Site Plan, Existing Plan, Floor Plans, Elevations, Sight Lines, Roof Plan, Materials, Survey Plan and Landscape Plans. <u>Verbal submissions at the panel meeting:</u> <b>Against –</b> <ul style="list-style-type: none"> <li>• Casey Gray - representing Maitland PCYC</li> </ul>
8	<b>Meetings and site inspections by the panel:</b> 12 November 2015 - Site Inspection and Final Briefing Meeting.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report