

Record of Preliminary Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-205 – MAITLAND 10A PARK STREET EAST MAITLAND
APPLICANT / OWNER	Darren Wooding
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Housing) 2021 • Maitland Local Environmental Plan 2011
CIV	\$5,016,000 (excluding GST)
BRIEFING DATE	02-08-2023

ATTENDEES

APPLICANT	Darren Wooding, Ange Kiley and Daniel Drum
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Sally Halliday and Ashley Kavanagh
COUNCIL OFFICER	Emmilia Johnstone and Kristen Wells
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley and Holly McCann

Council is yet to undertake its full application assessment. This record is not a final list of the issues that will need to be considered in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

TENTATIVE PANEL DETERMINATION DATE: November 2023

KEY ISSUES AND COMMENTS

COUNCIL:

- DA lodged early June but delayed registration with Panel due to discrepancies in CIV.
- Development of a transitional group home – core cluster model with community/support services on site.
- Defined as group home which is permissible but Council still clarifying the other uses as being ‘ancillary’. Community services only utilised by residents.
- Restriction on the frontage of the site for drainage. This is a high hazard floodway during high rainfall events for localised stormwater flooding. The floor level of the buildings will be above the flood level, however the car park will be partially affected.
- The site has approval for multi dwelling housing development and Torrens Title subdivision which will need to be partially surrendered.
- Given the flood constraints on the site the previous DA consent required a flood evacuation pathway through to the New England Highway which is not shown on the plans and impeded by a proposed retaining wall.
- The applicant did attend a pre-DA meeting, however the advice in respect of flooding has not been addressed.
- Council has issued a detailed RFI and the applicant has responded. A detailed engineering report that deals with flooding and stormwater management is still outstanding.
- Public notification is nearing completion and no submissions have been received to date.

APPLICANT:

- Overview of Housing Plus with 9 of these projects being delivered across the state.
- ‘Core’ communal area and admin building, only for use by residents and then a ‘cluster’ of flexible residential units is proposed.
- Background to the design.
- Overview of site, stormwater easement, suspended driveway, accessibility, cut and fill, relocation of sewer, landscaping etc.

PANEL:

- The Panel is supportive of the proposed use and function but will need to make sure the development complies with the planning framework and responds to the constraints of the site in terms of stormwater management, built form, site suitability and relationship to adjoining properties.
- Stormwater and flooding are of critical importance. There is clearly an overland flow path affecting the site and the engineering response needs to be clear and detailed. The issue of flood free access needs to be understood, particularly given the transient nature of the residents. The Panel encourages the applicant and their engineers to meet with Council as a matter of priority to resolve any outstanding issues and to review the details in relation to the previous approval for the multi dwelling housing on this site. Consideration also needs to be given to the proposed landscaping and compatibility with the high hazard floodway constraint over parts of the site.
- The Panel needs clarity on the permissibility issue and proper characterisation of the community facilities.
- The Panel require detailed cross sections with RLs that clearly demonstrate the relationship of the proposed development to existing buildings on the lower side.
- The Panel question the upper level balconies being built close to the boundary.

The Panel will organise a further briefing if necessary, otherwise is keen to move to schedule the matter for determination, provided adequate documentation is lodged in respect to flooding and stormwater management.