

Maitland Core & Cluster
Briefing
Monday 31 July



Welcome

Who we are – an introduction to Housing Plus

- Regionally based in NSW
- Registered charity and Not for Profit Organisation
- Tier 1 Community Housing Provider
- Specialist Homelessness Service Provider
- Specialist Domestic Violence Service Provider
- Employment and Training
- Post Release Support



Core & Cluster

About Core & Cluster

- The 'core' a communal building where support services are delivered by external services
- The 'cluster' are flexible residential units that surround the core offering privacy and independence



Innovative Trauma Informed Design

- Designed by Housing Plus in consultation with stakeholders
- Integrating trauma informed care into the design
- Creating an environment to promote safety, wellbeing and healing

Innovative Funding Model

Co funding approach:

- 3 tiers of government
- The local community
- Businesses



The Development

About the development

- Core plus 8 self-contained units
- Domestic violence relief accommodation
- Ongoing service delivered by Carries Place.
- Ground maintained ongoingly by Housing Plus.



The development



The development – site plan



The development – ground floor plan



The development – first floor plan



The development – street view



view from south-west



existing street view



street view

The development – sections



The development – birds eye view



birdseye view from north



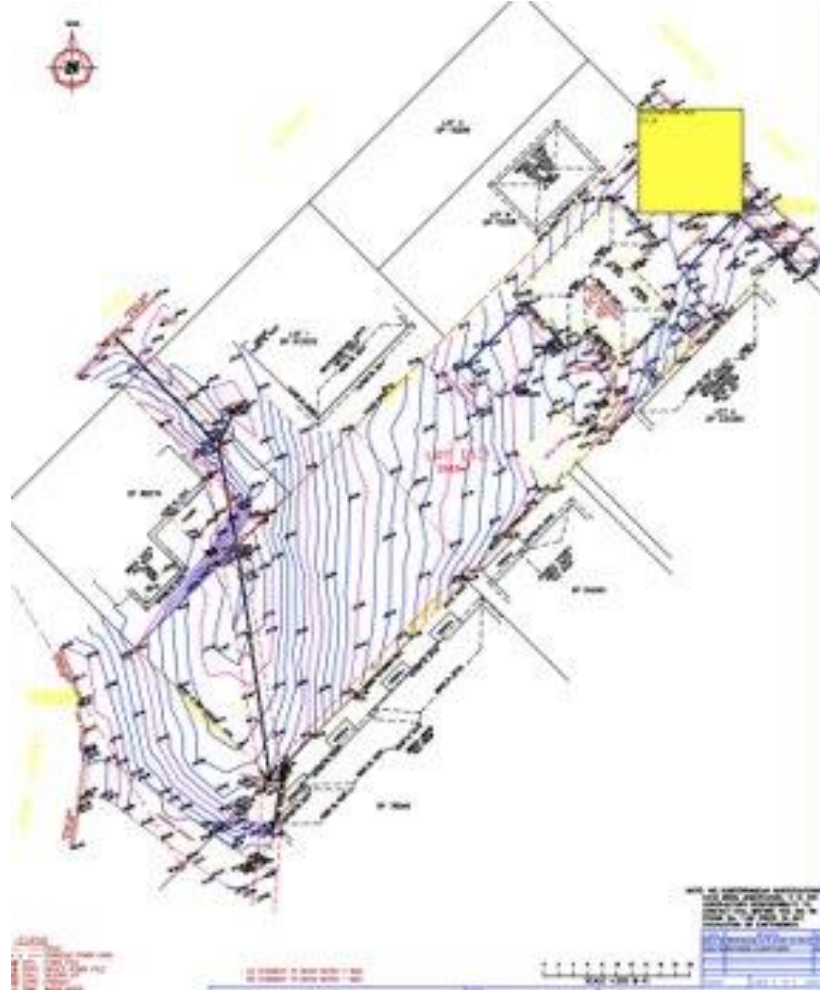
birdseye view from north-east



birdseye view from north-west

Note: existing or proposed 5.5m high perimeter fences not shown (for clarity) in these views

The development – site survey



The development – soil report

Material Test Report

Report Number: RGS-500-1
Issue Number: 1
Date Issued: 23/01/2023
Client: Regional Geotechnical Solutions
 1425-27 Hurley Drive, Cofts Harbour NSW 2450
Contact: Toby McNeill
Project Number: RGS-500
Project Name: RGS33442.1 - Proposed Residential Development
Project Location: Molland, Womers Bay, Singleton
Client Reference: RGS33442.1
Work Request: 5287
Dates Tested: 30/11/2022 - 19/12/2022
Remarks: RGS33442.1



AC TESTING SERVICES
SOILS | AGGREGATES | CONCRETE

P.O. Box 67 201 Northmead NSW 1588
 Australia
 Website: www.ac-testing.com.au
 Email: adam@ac-testing.com.au

New South Wales
 6 West Street Macquarie NSW 2147
 Phone: 0438 857 377
 Email: adam@ac-testing.com.au

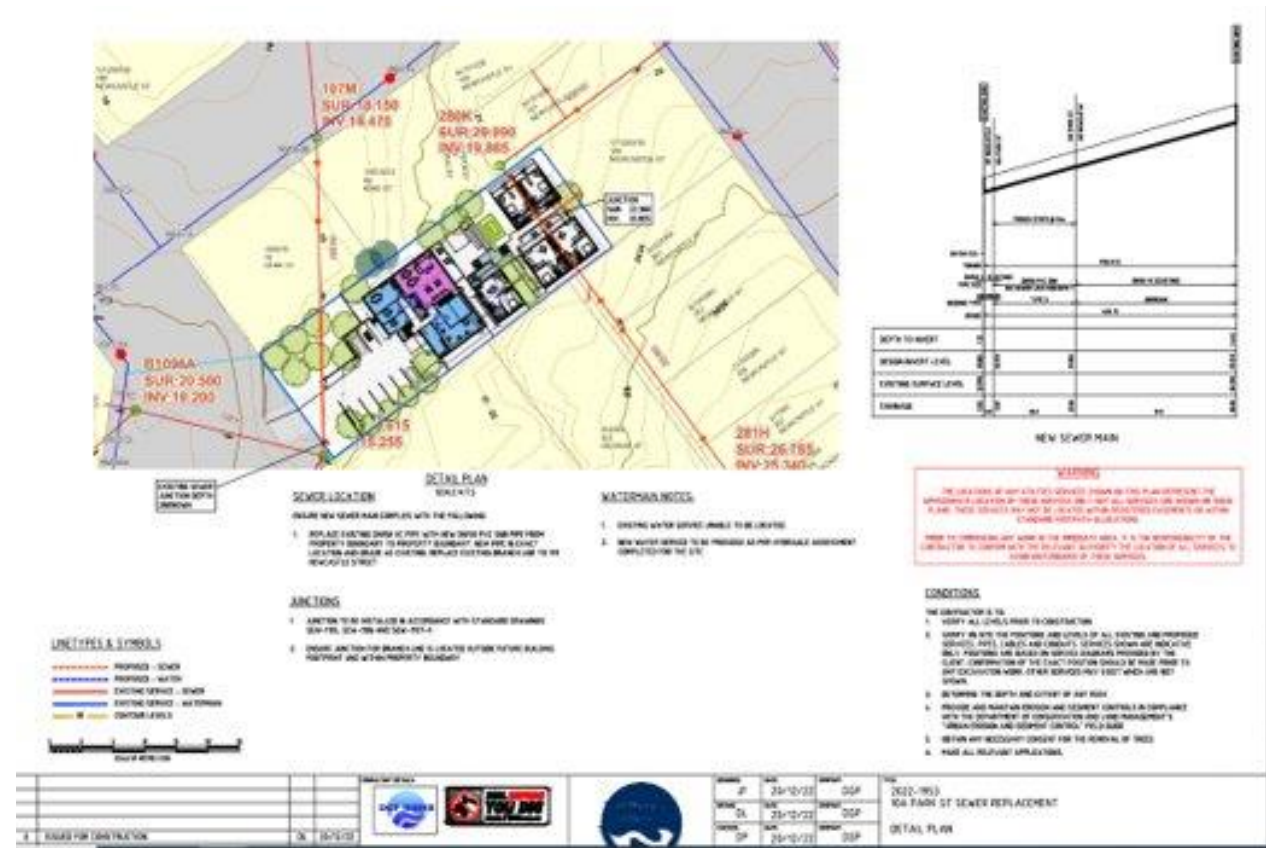


Accredited for compliance with ISO/IEC 17025 - Testing
 Approved Signatory: Adam Crawford
 Lab Manager
 NATA Accredited Laboratory Number: 19604

Shrink Swell Index AS 1289 7.1.1 & 2.1.1					
Sample Number	ACT522-5287A	ACT522-5287B	ACT522-5287C		
Date Sampled	17/11/2022	17/11/2022	17/11/2022		
Date Tested	19/12/2022	19/12/2022	19/12/2022		
Material Source	SI, 0.6-1.0m	WB2, 0.8-1.2m	MI, 0.25-0.7m		
Sample Location	SI (0.6m-1.0m)	WB2 (0.8m-1.2m)	MI (0.25m-0.7m)		
Inert Material Estimate (%)	**	**	**		
Pocket Penetrometer before (kPa)	310	300	300		
Pocket Penetrometer after (kPa)	270	140	180		
Shrinkage Moisture Content (%)	16.3	19.5	22.6		
Shrinkage (%)	4.1	7.1	3.0		
Swell Moisture Content Before (%)	15.7	18.8	21.1		
Swell Moisture Content After (%)	20.9	21.5	23.8		
Swell (%)	6.3	6.3	6.9		
Shrink Swell Index I _{ss} (%)	2.4	4.0	1.9		
Visual Description	**	**	**		
Cracking	SC	UC	UC		
Crumbling	No	No	No		
Remarks	**	**	**		

Shrink Swell Index (I_{ss}) reported as the percentage vertical strain per pF change in suction.
 Cracking Terminology: UC Un-cracked, SC Slightly Cracked, MC Moderately Cracked, HC Highly Cracked, FR Fragmented.
 NATA Accreditation does not cover the performance of pocket penetrometer readings.

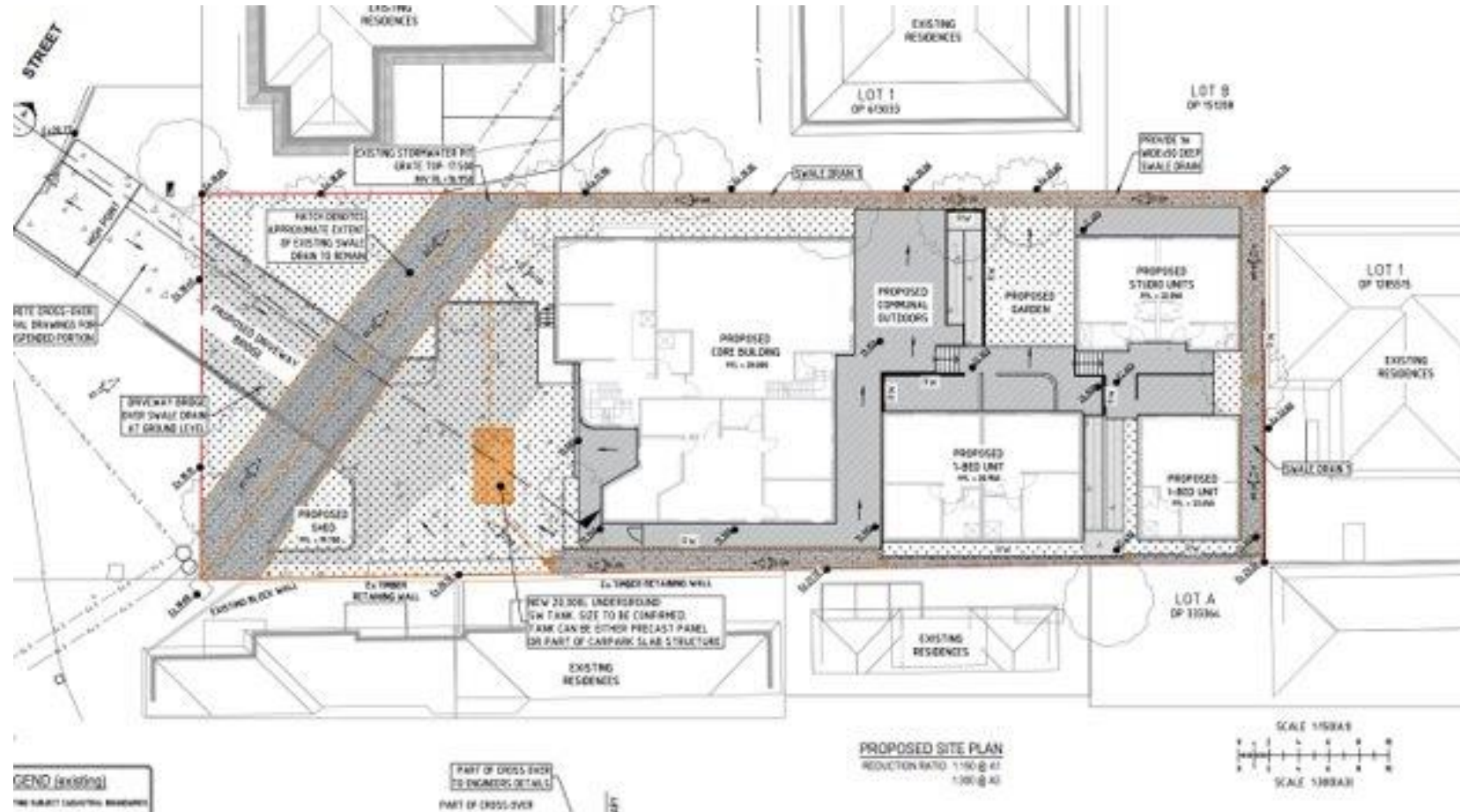
The development – sewer replacement design



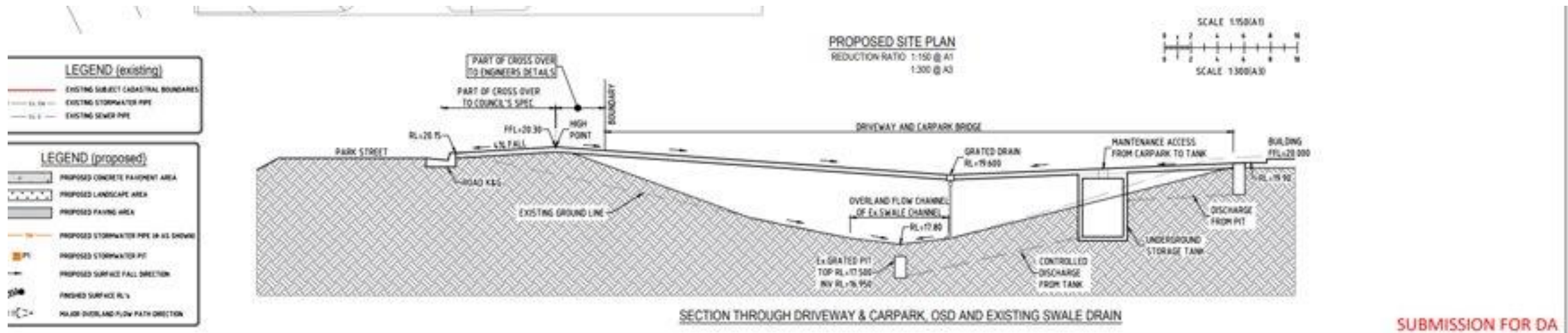
The development – landscape plan



The development – engineering



The development – driveway section



EXISTING UNDERWATER WALL
GRAVE TOP 7.500
80' x 10' 0"

WATER DITCHED
APPROXIMATELY TO CENTER
OF EXISTING SWALE
DRAIN TO DRAINAGE

PROPOSED
CEMENT PAVING
10' x 10' 0"

NEW 10' x 10' UNDERGROUND
SW. TANK, SIDE TO BE CONSTRUCTED

EXISTING UNDERWATER WALL
EXISTING RETAINING WALL
NEW 10' x 10' UNDERGROUND SW. TANK, SIDE TO BE CONSTRUCTED

SCALE 1:1000

SCALE 1:1000

LOW LEVEL SWALE & GREEN FIELD OSD PLAN

REVISION DATE: 1/10/00 AT 1:00 @ 42

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The development – council minutes

Pre-Lodgement Meeting Minutes

MEETING DETAILS

Meeting Date:

8 April 2023

Commence & Completion:

11:00AM – 12:00PM

Proposed Development:

The proposed development includes the following:

- Cook and Gustaf Refuge Accommodation
- 8 Units and Cook Building which includes office space and communal facilities

Attendees:

Name: Position Contact No.

Shirley Gibson: Principal Planner

Ben Schaffer: Senior Supervisor & Development Engineer

Doni Page: Coordinator Subdivision & Development

Murray Freeman: Team Leader Building & Development

Ernest Jones: Business Support Officer

Council Officers:

Denise Moxley

Mark Robinson

Orion Cassidy

Luke Morris

Justin Dennis

David Clark

Applicant/Proprietor(s):

• Preliminary Plan Set dated 28 March 2023 prepared by Housing Plus

• Various images of site

Resolutions and Plans:

• Preliminary Plan Set dated 28 March 2023 prepared by Housing Plus

• Various images of site

PROPERTY DETAILS

Property Address:

15a Pitt Street, East Maitland

Lot and DP:

Lot 2 DP1205516

zoning:

The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (LLEP) 2017. The proposed development is defined as a Group Home which is permissible with consent in the R1 zone.

Site Comments:

Open 8 April Subdivisions

Maitland City Council | Pre-Lodgement Meeting Minutes

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Deposited Plan

(a) existing to show width of road (b) proposed
 (c) proposed to show width of road (d) proposed
 (e) proposed to show width of road (f) proposed
 (g) proposed to show width of road (h) proposed
 (i) proposed to show width of road (j) proposed

Site Photos

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STATUTORY CONSIDERATIONS

Legislation Policy:

Guidelines Applicable –
 (including but not limited to):

Additional VLEP Clauses:

- Clause 2.7 – Demolition
- Clause 7.2 – Retention

Development Description:

- The proposed development is classed as local development, with Maitland City Council as the consent authority, subject to Schedule 5 of 2017 Planning System 2021.
- The proposed development is required to be advertised and notified, using Clause 5 under 4.2.2 of section 44 of Part 4 of the DCP 2017.

Capital Investment Value/ Cost of Works:

Any DA lodged with Council must clearly state the estimated cost of works (100% of the proposed development). Please refer to the Department of Planning, Industry

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Housing Plus

The development – council minutes

and the Department's Planning Circular PC10-008 which describes what items must be included and excluded when calculating the COI/Capital Investment Value (CIV) for development. Depending upon the COI/CIV, the tax may be determined by the Human Capital Development Regional Planning Panel (HCRPP) or reported to a full Council meeting (which it is subject to the delegations of Council officers).

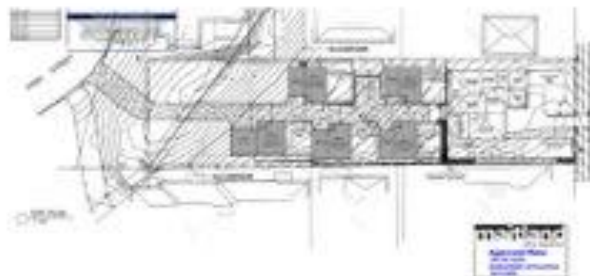
Planning Advice

1. Group home is permissible within the R1 General Residential zone with development consent. A Group home is defined as a permanent group home or a transitional group home. Definitions for group home (permanent) or group home (transitional) are outlined in the Dictionary of the MUP 2011.
2. Where applicable, the development application is to address the State Environmental Planning Policy (Housing 162).
3. The proposed development details a Reception Office Conference Consulting Room, referred to by the proponent as a retail kiosk. Council staff is required to determine whether these are an integral use or separately defined use (which must be permissible within the R1 context) as:
 - Health Services Facility
 - Community Facilities
 - Recreation and Amenity

Where proposed as ancillary uses, the characterisation of the development must consider the Planning Circular Pt. 13-080.

Details of the hazardous waste activities are required with the application, including activities, hours performed, waste, etc.

- g. The use of the community charge and district rates needs to be detailed in the Statement of Environmental Effects. Details shall include the origin of the users of the waste, e.g., residents, civic, employees and related services, etc.
- h. An existing consent applies to the land, being D00000000 - Multi-Residential Housing (5 Dwellings). One (1) must use the (2) Lot Tenants' Rate Substitution and One (1) must use the (3) Lot Civic Rate Substitution (see approved Statement of Environmental Effects) as the (4) lot's rate substitution has been compromised and therefore the development consent has been compromised.



Advises is required with any DLE as to the remaining development in terms of a partial surrender of the development consent having regard to the current proposal.

4. A detailed statement of environmental effects (SEE) is required that fully addresses the likely environmental impacts of the development (including impacts on both the natural and built environment), the social and economic impacts in the locality, and how the environmental impacts of the development have been identified. The SEE should demonstrate how identified impacts will be mitigated. A detailed discussion is required, but not limited to the applicable hazard requirements in the Development Control Plan 2011, B10 (Instruments, Flooding, Stormwater, Waste Management, etc). The SEE must also address the suitability and demonstrate that in designing the proposal you have fully considered and responded to the applicable site constraints regarding the project. Any departures from Council's policies and DCP should be justified with supporting reasons for justification.
5. The Statement of Environmental Effects shall include commentary regarding the Social impacts of the proposal. A separate Social Impact Assessment is not required.
6. The Statement of Environmental Effects shall include a detailed analysis of the parking demand generated by residents and staff of the premises and the parking provided.
7. Due to the on-site economic aspect of many residents with limited or no availability of private vehicles, access to a bus stop and other forms of transport is required.
8. The proposed development to the change (change of use) is to be addressed, such that the proposed use will not create a worsening effect on neighbouring properties. An ANZECC report is a standard professional assessing the impacts of the proposed development is required.
9. A detailed site boundary plan is required that responds extensively to the topography of the site and to roads and other exclusive boundaries. Our site fit should minimize any shading outside of the building footprint and ensure that the amount of light and fit does not compromise surface flows onto adjoining properties or impact the coastal area. The plan should indicate the total amount of light and fit across the entire site with



10. The location of existing lots of the site for each house, including the information of building and those areas of the site adjacent to building platform; Any conflict between or relating along boundary lines shall be clearly indicated in regard to heights and effects to boundaries.
11. Any sun shading walls shall be better away from neighbouring boundaries and road intervals. In addition, provision of angled roof section plans for retaining in relation to their relationship with neighbours and reflecting it also required. Any departures from Council's DCR in this regard only if fully justified.
[REDACTED] [REDACTED] retaining is not offset from boundaries and should provide good visual finish given adverse issues with construction of walls and sub soil drainage etc.
12. The development site is bordered by [REDACTED] [REDACTED] easements. The design of the proposed development must not impede or compromise the provisions of the easements as bordering the property. Advice is required from a solicitor addressing the proposed works in relation to the easements that is where work can best be situated at easement.
13. The presentation to the street is impacted by the waste bin storage structure and the security fencing. The development is to ensure a streetscape presentation compatible with the existing and future character of the locality.
14. A waste management plan is to address the demolition [REDACTED] [REDACTED] and operation phases of the project.
[REDACTED] [REDACTED] regarding the waste removal generated by the residents and reception office consulting. The [REDACTED] shall also detail the method of waste collection from the site.
15. The Statement of Environmental Effects, has addressed compliance with the controls under Part 8.6 of the DCR.
[REDACTED] [REDACTED] height, privacy, amenity, noise, solar access and RGO of view.
 - The height of the north-west corner of the core building;
 - Privacy and amenity afforded to the development to the north-west noting the windows and balconies at the upper floor of the core building;
 - Security of the covered play area to internal and external residents;
 - The combined height and visual impact of internal and external retaining walls on the south-eastern boundary.
16. Access via the easement to the service drive is to be addressed, noting the current design does not propose to use the easement. Further, Council may OPEO concerns with the easement both as a pedestrian passageway and where it is not utilised.
17. A landscape plan by a suitably qualified landscape architect is to be provided with the development application. This shall include details of proposed fencing and security features.

Engineering Advice

8. Stormwater - on-site retention is required. Options can include locating storage tanks under the proposed building.

Wardens: Ory Church | Theologian: Waring Minors



The development – council minutes

<p>2. Vehicle Access - the driveway location at Park Street overlaps the extension of the boundary of number 10 to the northward. The overlap of the property boundary should be minimised.</p> <p>3. Driveway Bridge - the driveway should be reinforced to reduce its width. The bridge for the driveway is to be designed by a Chartered Professional Engineer and preliminary design details will need to be submitted to Council for review for inclusion as part of a Development Application due to a large part of the proposed structure be located within the road reserve. Footings, piles, basement protection etc. More full engineering details will be needed for an DCO Application.</p> <p>4. Parking - The layout of the accessible parking space and the shared space must be compliant with the Australian Standards. The shared space is currently not compliant.</p> <p>Building Advice</p> <p>1. Ensure the building meets accessibility and fire safety standards under both the BCA, Australian Standards and Council and the requirements of Victorian DCP 2011 (where applicable).</p> <p>2. An access audit is required to ensure the premises is accessible, and to assess access to and from the site and to public transport (bus stops).</p> <p>Environmental Health Advice</p> <p>1. Accurate records of the development are to be a consideration with (with) the Reception Office / Conference / Consulting Rooms as part of any development application. Consideration of an access report will be based on a review of the proposal when lodged.</p> <p>External Referrals</p> <p>1. The application may be referred to the following external agencies for comment:</p> <ul style="list-style-type: none">• Murray Water <p>SUMMARY</p>	<p>Should include but not limited to:</p> <ul style="list-style-type: none">• Development Plans including:<ul style="list-style-type: none">• Survey Plans to investigate the existing site boundaries and any infrastructure requirements.• Detailed site analysis that identifies constraints, prevailing characteristics of the locality and an understanding of the site and context.• Proposed site plan, floor plans, elevations, sections.• Site access diagrams.• Landscaping Plan with detail regarding plantings height at maturity, pot size and include details of watering, soils and fertilising.• Light and landscaping and access plan.• Drain and Sewerage Connection Detail Plan.• Bulk Earthworks Plan.• Stormwater Management Plan.• Crime Prevention Through Environmental Design.• Detail such plans with (with) and operational waste management plan.• Schedule of colours, materials and finishes.• Access Audit.• Final floor plan with site plan, with (with) and floor plan. <p>General</p> <ul style="list-style-type: none">• Owners Consent from all owners of the property is required.• Discussion with neighbouring properties regarding the proposed development should be undertaken.• Section 7.11 - A code can be obtained upon request for appropriate Section 7.11. Next when the code is order to finalisation.• Section 4.2 in Part A of the DCP requires the proposed development to be advertised and notified to adjoining properties. <p>Note:</p> <ul style="list-style-type: none">• Council may use its discretion to not advertise the development under sub clause 7.11 section 4.2 in Part A of the DCP.• Prop. submissions are received during the notification period. It will be determined at full Council. <p>This advice is based on the proposed development as described by the applicant. Should the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA), then this advice may no longer be fully accurate or complete.</p> <p>Please note that this advice is preliminary in nature and that no detailed assessment of the site or proposed development has been undertaken. Following lodgement of the DA and a detailed assessment, additional issues may arise that are not detailed in this correspondence that may require the proposed development to be modified or additional information to be provided. Council may also determine that the proposed development cannot be supported on the site.</p> <p>Advice Note</p>
Mildura City Council / Pre-Application Meeting Minutes	Mildura City Council / Pre-Application Meeting Minutes
7	8

Development example – The Orchard Orange



The Service Delivery

Service Delivery Model

- 12-week program focused on safety and building resilience
- Services are tailored to the individual with some communal activities, morning meetings and social activities
- Access to External Services
- Building support networks
- Day access available after exiting accommodation
- AVL Court Appearances access for all DFV clients in City



The current state of play

In the past 12 months, Maitland:

- Has recorded 666 domestic violence-related incidents.
- Ranked 29th in the state for prevalence of domestic violence.
- Has a domestic violence incident rate per capita of 735.5 per 100,000 population.

This is much higher than the state average of 420.3.

Thank You