

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 November 2023, 3:30pm to 5:00pm Site inspection undertaken before briefing
LOCATION	MS teams

BRIEFING MATTER(S)

PPSHCC-205 – Maitland – DA/2023/435 – 10A Park Street, East Maitland – [DESCRIPTION]

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe, Tony McNamara, Sally Halliday
APOLOGIES	Roberta Ryan, Ashley Kavanagh
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Emmilia Johnstone, Kristen Wells, Cameron Evans
APPLICANT	Darren Wooding, James Burns, Daniel Djikic
PLANNING PANELS SECRETARIAT	Leanne Harris, Holly McCann

KEY ISSUES DISCUSSED

- Council have issued various RFIs and the only significant outstanding issue is flooding which has not been adequately addressed by the applicant to date.
- It is noted that a Civil Engineering / Drainage report has been submitted but this has not properly dealt with the required catchment flooding constraints on the land.
- The development plans have not significantly changed since lodgement and there are still encroachments into the floodway including the landscaping.
- Justification for waiving monetary contributions in accordance with the Council's Contributions Plan has now been received.

PANEL COMMENTS

- The Panel confirms that the site is located in a localised drainage catchment floodway and the plans and information supplied to date to not reflect or respond to this appropriately.
- The site is not mapped as flood prone land as this issue is not related to river flooding.
- The current proposal has structures and buildings in this floodway.

Planning Panels Secretariat

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- The flood constraint is not only related to the proposed level of floodwaters but a need to understand the impacts on proposed structures and buildings and the potential affect these will have on adjoining properties.
- Whilst the Panel is supportive of this type of use it is critical that the flooding issues be resolved. The Applicant needs to specifically address each of the matters in the Council's most recent RFI to enable assessment of the application to proceed.

The Applicant noted that they understand that the main concern of Council and the Panel is around flooding and will respond comprehensively to the RFI.