

Draft Reasons for Refusal

DA 2023/435 for a proposed Group Home (Transitional), Associated Landscaping, Retaining Walls and Demolition of Existing Structures at 10A Park Street EAST MAITLAND NSW 2323 (Lot: 2 DP1285515)

1. The applicant has provided insufficient information to enable proper consideration of the development application in accordance with Reg 36 of the Environmental Planning and Assessment Regulation 2021, namely:
 - a) Flood Impact Assessment inclusive of flood modelling of which considers the impact of columns and retaining/support walls within the floodway.
 - b) Confirmation that post-development flows match, or are less than pre-development flows, including detention volume required and permissible site discharge calculated for the 10%, 5%, 2%, and 1%AEP storm events.
 - c) Details of stormwater harvesting (rainwater tanks) on plans as nominated in water quality strategy.
 - d) Crime Prevention Through Environmental Design Report.
2. Insufficient information has been provided to determine the extent of natural and built impacts pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.
3. Insufficient information has been provided to determine the suitability of the site for the development pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*.
4. Insufficient information has been provided to determine whether the development is within the public interest per Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*.