

Emmilia Marshall
Maitland City Council
263 High Street
Maitland NSW 2320

19th June 2024

Sent via the NSW Planning Portal

Dear Emmilia

Additional Information – 10A Park Street, East Maitland (DA/2023/435)

We write in relation to DA/2023/435 for the development of a *group home (transitional)* at 10A Park Street, East Maitland, being Lot 2 DP128515.

The following information is provided in response to those matters raised by the Hunter & Central Coast Regional Planning Panel and the Maitland City Council as detailed in the Record of Deferral dated 2 April 2024.

Further detail regarding these matters is provided below.

ARCHITECTURAL PLANS

Amended Architectural Plans (Housing Plus, 2024) are provided at **Appendix A**.

The Architectural Plans have been amended in response to the issues raised directly by the Hunter & Central Coast Regional Planning Panel (i.e. redesign of the upper level two-bedroom units) and advice provided by other technical specialists.

Amendments to the Architectural Plans include:

- > redesign of the upper level two-bedroom units to improve outlook and privacy of residents and adjoining neighbours, respectively;
- > minor internal layout changes to enhance crime prevention;
- > retaining wall design and setbacks to ensure a ratio of 1V:1H; and
- > requirement for signage identifying maximum vehicle load limits for the suspended driveway.

FLOOD IMPACT ASSESSMENT

Council has requested a Flood Impact Assessment inclusive of 2D flood modelling of which clearly demonstrates the impact of any structures including columns and retaining/support walls within the floodway.

A detailed Flood Impact Assessment (FIA) (ACOR Consultants, 2024) is provided at **Appendix B**.

Based on hydrological and hydraulic modelling, the FIA demonstrates the following outcomes:

- > The proposed development will have insignificant impacts to the pre-developed flooding behaviour during the 1% AEP flood events.
- > The proposed suspended driveway slab and its supporting piers will provide a minimal resistance to the floodwater.

- > The 1% AEP flood impact was not found outside the site boundary. The increase in flood levels were confined within the site and were mainly found to occur within the existing area of local depression.
- > The existing flood behaviour including the velocity profile and the hazard classification outside the site boundary was found to be consistent with the pre-developed condition.
- > High hazard rating flood will be confined under the suspended driveway and the open carpark, both of which provide immunity during the flood events up to the 1% AEP. The suspended driveway structure will provide flood free access to the property for both pedestrians and vehicles during the 1% AEP events.

Based on the foregoing outcomes, the FIA confirms that the proposed development will not have any impacts outside the site boundaries and meets all the flood control requirements stipulated under the guidelines.

STORMWATER STRATEGY

Further information has been sought in relation to the management of stormwater. Council requires a stormwater strategy, including drainage modelling to demonstrate 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.

A detailed stormwater strategy is provided within the Civil Design Documentation (Barson, 2024a) at **Appendix C** (see Sheets 40560-C02, 40560-C10, 40560-C11 and 40560-C12).

The stormwater strategy has been developed using a DRAINS model, which demonstrates that post development flows are equivalent to, or less than, pre-development flows for the 10%, 5%, 2% and 1% AEP events (**Table 1**).

The DRAINS model is available on request.

Table 1 – DRAINS model results

| Storm | Flow (CU.M/S) | | Water level in OSD Tank(m) (Tank Roof@20.37) |
|---------|-----------------|------------------|--|
| | Pre-development | Post-development | |
| 10% AEP | 0.020 | 0.020 | 19.72 |
| 5% AEP | 0.030 | 0.026 | 19.83 |
| 2% AEP | 0.042 | 0.034 | 19.99 |
| 1% AEP | 0.052 | 0.048 | 20.08 |

Source: Civil Design Documentation (Barson, 2024)

STORMWATER HARVESTING

Further information has been sought in relation to details of stormwater harvesting. Council requires details of stormwater harvesting to be incorporated into the overall water quality strategy to reduce potable water demand and water quality modelling to demonstrate compliance with Council’s water quality targets.

The proposed development includes a water sensitive stormwater harvesting system (the ‘stormwater harvesting system’) developed using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC).

The MUSIC numerical simulation is provided in the Water Sensitive Urban Design – MUSIC Model report (‘WSUD report’) (Barson, 2024b) (**Appendix D**), with a summary of the results also presented within Civil Design Documentation (Barson, 2024) at **Appendix C** (see Sheet 40560-C11).

The WSUD report confirms that while water from underground detention tanks will be released as staged outflow only, rainwater collected in surface water tanks will be available for re-use in outdoor landscaping and toilets.

In summary, the WSUD report demonstrates that the stormwater harvesting system will exceed the Maitland City Council reduction targets (**Table 2**).

Table 2 – Treatment train effectiveness

| Parameter | Source | Residual Load | % Reduction | Reduction target |
|------------------------|--------|---------------|-------------|------------------|
| Flow (ML/yr) | 1.16 | 1.1 | 5.17 | - |
| Total Suspended Solids | 160 | 14.6 | 90.9 | 80 |
| Total Phosphorus | 0.334 | 3.33E-02 | 90 | 45 |
| Total Nitrogen | 2.57 | 0.922 | 64.1 | 45 |
| Gross Pollutants | 28.2 | 0 | 100 | 70 |

STRUCTURAL DETAILS

Further information has been sought in relation to the structural details of the suspended driveway. Council requires that suspended driveway is to be designed to cater for the largest vehicle that may use the site, including structural details from a Chartered Professional Structural Engineer.

The structural design of the suspended driveway is provided within the Structural Design Documentation (Barson, 2024c) at **Appendix E** (see Drawing S104). The Structural Design Documentation has been prepared by Luke Morris.

The Structural Design Documentation states that vehicles over 10 tonnes are not permitted to use the driveway and that signage to be provided to this affect.

GUARDRAIL AND FENCING

Further information has been sought in relation to guardrail and fencing details for driveway, ensure adequate clearance is provided for vehicles.

Guardrail and fencing details for the driveway are shown within the Structural Design Documentation (Barson, 2024c) at **Appendix E** (see Drawing S205).

The guardrail and fencing details have been incorporated within the architectural plans provided at **Appendix A**.

RETAINING WALLS

Further information has been sought to confirm that retaining walls are to be offset from the boundary at a 1V:1H ratio.

Retaining wall details are provided within the Structural Design Documentation (Barson, 2024c) at **Appendix E** (see Drawings S102, S203 and S204).

The retaining wall details have been incorporated within the Architectural Plans provided at **Appendix A**.

The retaining wall details provided within the Structural Design Documentation and Architectural Plans demonstrate that all retaining wall will be offset from the property boundary at a 1V:1H ratio.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Council has requested a Crime Prevention Through Environmental Design (CPTED) Report, with consideration of territorial reinforcement and access control underneath the proposed driveway and carpark structure.

The CPTED Report (The Design Partnership, 2024) is provided at **Appendix F**.

The CPTED Report has been prepared by Kristy Cianci (Ryan) of The Design Partnership. Kristy Cianci (Ryan) is a Registered Architect (9254) and specialises in the preparation of CPTED assessments, studies and reports.

The following methodology was used to prepare the CPTED report:

1. Desktop review of the design.
2. Review of crime data available through the Bureau of Crime Statistics & Research (BOCSAR).
3. Workshop with project team 17 April 2024.
4. Site visit 9 May 2024.
5. Review of media and similar publications.
6. Email discussions with project manager.
7. Preparation of draft CPTED Report.
8. Preparation of final CPTED Report for lodgement with Council with the Development Application.

In summary, the CPTED Report identified that while residents may be physically safe, fears for theirs and their children's safety could manifest in the development. Particularly areas in the communal open space and around Units 4 - 8 which have landscaping and small enclosures which at night could result in shadows.

The CPTED Report includes a series of recommendations based on layers of security (i.e. even if a person gets through the security gate at the street frontage).

The CPTED report states that the recommendations relate to matters that can be dealt with during the Development Application and Construction Certificate stages. Recommendations relevant to the Development Application stage have been incorporated in the Architectural Plans provided at **Appendix A**, including:

- > The front entrance gateway has been relocated to be in line with the front boundary.
- > A fence has been provided across the front boundary with screening under the driveway to prevent people congregating in this space;
- > A fence and gate has been provided around the bin store area;
- > The doorway from the internal communal area has been relocated beyond the accessible toilet for direct access from communal area; and
- > Screen in front entry to downstairs front unit.

It is considered appropriate that those recommendations relevant to the Construction Certificate Stage be enforced as a condition of consent, with the relevant requirements to be addressed to the satisfaction of Kristy Cianci (Ryan).

The key recommendations of the CPTED report include:

Boundary Fencing

- > Ensure that climbing around the gate is not feasible by using the boundary fence as a ladder or ledge.
- > Consider a white or lighter coloured fence which still permits sightlines but improves privacy when viewing the development from the street.
- > Ensure any lighting at the entry provides good visibility for CCTV and visual intercom. Do not position CCTV where it could be accessible.

- > Regularly clear any rubbish or plants that can be collected at the base of the fence or under the bridge as these could provide concealment.

Treatment of the undercroft and front setback

- > Paint the columns and ceiling of the undercroft white.
- > Use a light-coloured material on the floor of the undercroft to increase visibility.
- > Do not use the undercroft for storage as these items could be used for concealment.
- > Regularly mow the lawn to maintain a neat appearance and ensure the edges where the lawn adjoins the undercroft do not contribute to view loss.
- > Provide CCTV in the undercroft or in a location with views to the undercroft from multiple angles. Use cameras to monitor other cameras to reduce tampering.
- > Regularly monitor the undercroft for rubbish or weed accumulation which could create concealment opportunities.
- > Incorporate the above into the Plan of Management and Maintenance Plan.

Maintaining visual control and protection from the Core admin

- > Ensure sight lines from Core Admin reception are unobstructed by landscaping, such as the two trees proposed outside the reception area.
- > Cars or trucks should not be parked on the driveway or aisle as they can block sight lines. All cars must be parked in parking spaces.
- > Locate a CCTV screen in Core Admin reception and provide access via mobile phones for staff.
- > Windows and doors should not be concealed by decals, signage and posters. Place those items on the wall.
- > Obtain engineering advice on the possible speed of a vehicle driving at speed to ram Core Admin to determine the appropriate size and anchoring of the bollard or concrete planter / seat.

Protecting the units

- > Unit 1 has direct access from the carpark. This unit is vulnerable as it is not behind the second layer of security. Residents may be disturbed by a visitor trying to open the door if they become confused about which is the entry to Core Admin reception. While a small fence and gate have been proposed to provide territorial reinforcement, the porch area could benefit from being increased in size if there is an opportunity to do so however, it is recognised there is limited space.

Landscape

- > The landscape design proposes a communal open space that can provide good private amenity for residents and staff. Good landscaping assists with wellbeing; however, if not consistent with CPTED principles can create negative perceptions and management issues. In summary the following is recommended to be further considered:
 - Ensure landscaping steps down to pathways and decks. Plants in the garden bed opposite Core Admin reception should be limited to 300- 500mm in mature height and trees have clear limbs to adult head height.
 - Test shadows created in the landscape by trees, lighting and buildings and the gaps between the buildings. The pathway between units and the Core Admin should not have shadowy spaces in the adjacent spaces at night which could create fear.

OUTLOOK AND PRIVACY

Council has requested that the Architectural Plans be amended to ensure that the upper level, two-bedroom independent living quarters have an outlook from living areas towards Park Street and across the internal communal areas to the northeast.

The Architectural Plans provided at **Appendix A** have been amended in accordance with Council's advice.

These amendments have also minimised the need for privacy screens to mitigate impacts on adjoining properties (see Drawing No. 7).

BUILDING CLASSIFICATION

A BCA Assessment Report – Section J ('Section J report') (Kiho, 2024) is provided at **Appendix G**.

The requirements of the Section J report have been incorporated into the Architectural Plans provided at Appendix A.

CONCLUSION

Housing Plus is pleased to provide this information to the Hunter & Central Coast Regional Planning Panel and the Maitland City Council.

If either Hunter & Central Coast Regional Planning Panel or Maitland City Council staff have any questions in relation to the information provided, please contact the undersigned directly on 0428 421 928.

Yours sincerely,



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