

Our Ref: (DA/2023/435)

Phone Enquiries: 4934 9700
Emilia Marshall

03/04/2024

Housing Plus
PO Box 968
ORANGE NSW 2800

Dear Darren,

Re: Request for Additional Information
DA/2023/435 - Group Home (Transitional), Associated Landscaping, Retaining Walls and Demolition
of Existing Structures
2/1285515 - 10A Park Street EAST MAITLAND NSW 2323

Reference is made to Development Application DA/2023/435 seeking consent for the above proposal. A detailed assessment has been undertaken and additional information has been requested following determination deferral by the HCCRPP. This information request is issued pursuant to Clause 36, 43, 52 or 104 (as applicable) of the Environmental Planning and Assessment Regulation 2021, inclusive of public participation in the planning process.

Engineering

1. 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.
2. A stormwater strategy for the development, 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.
3. Details of stormwater harvesting to be incorporated into the overall water quality strategy to reduce potable water demand for landscape areas, toilet flushing, etc. Water quality modelling to demonstrate compliance with Council's water quality targets.
4. Structural details from a Chartered Professional Structural Engineer of the proposed suspended driveway are to be submitted for assessment. The suspended driveway is to be designed to cater for the largest vehicle that may use the site, i.e. removalist or delivery truck, mini-bus, engineer to nominate and justify selection. This has not been addressed entirely to date. The loading talks about a medium vehicle, but there is nothing that relates this to a type of vehicle. Signage may be required to restrict vehicles over a certain size, or structural design amended.
5. Provide guardrail and fencing details for driveway, ensure adequate clearance is provided for vehicles.
6. Retaining walls are to be offset from the boundary at a 1V:1H ratio and clearly shown on the engineering plans. Typical cross sections should also be provided.

Planning

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7. A Crime Prevention Through Environmental Design (CPTED) Report of which makes particular consideration of territorial reinforcement and access control underneath the proposed driveway and carpark structure.
8. The upper two (2) bedroom units at the first-floor level above the communal area should be redesigned to provide outlook from living areas to the street and north-east, and position balconies away from side boundaries so that privacy screens are minimised and outlook improved.

Building Classification

9. Consideration of Section J for Class 3 Structures in any revised document.

Timeframe for the Provision of Additional Information

Per the request of the HCCRPP, the information outlined above be provided to Council no later than **Monday 3rd June 2024** to enable timely assessment of the application. If a response cannot be provided by this time, or an alternative timeframe agreed by Council, the Panel may move to determine the DA based on the information currently at hand.

You are advised that 303 days have elapsed in the assessment process.

What to do

- Provide Council with the requested additional information within 2 months; or
- Request an extension of time to provide this information by liaising with the assessing officer; or
- Send a written request via the NSW Planning Portal that the application be determined based on the information already provided, understanding it may be recommended for refusal; or
- Withdraw your application and request a partial refund of applicable fees in accordance with Council's Fees and Charges Policy.

How to provide additional information

You must upload the additional information through the NSW Planning Portal. A guide on providing additional information is available on the NSW Planning Portal website here: <https://pp.planningportal.nsw.gov.au/applicant-resources>. Please do not email additional information directly to Council that has been lodged via the NSW Planning Portal. Once the requested information has been received, the assessing officer will continue to assess your application. You can track the application's status via Council's Application Tracker.

Any information received in support of your application may be publicly available on Application Tracker. Third parties may also access any information under the Government Information (Public Access) Act 2009. Council may also reproduce information in Council reports or in Court proceedings.

If you have any enquiries, or if you require assistance in relation to the application, please contact Council's Planning Environment Department, quoting reference number DA/2023/435.

Yours sincerely,



Emilia Marshall

Senior Development Planner

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